



Connells

Hill Street Court Hill Street
Trowbridge

Hill Street Court Hill Street Trowbridge BA14 8LB

for sale guide price
£95,000



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Property Description

Generous First Floor Flat in this Grade II Listed Converted Building in the Town Centre.

Accommodation comprises Lounge, Kitchen, Two Double Bedrooms & Bathroom.

Outside, there is an Inner Courtyard and Residents Parking.

The building retains many original features including sash windows & decorative ceiling roses whilst the main entrance to all the flats has a grand staircase.

Ideally situated for immediate access to Shops, Bars & Eateries along with Railway Station which has direct access to Bath, Bristol & beyond.

Viewing high advised.

Reception Room

16' 8" max x 15' 4" max (5.08m max x 4.67m max)

Two Georgian style windows to the front. Access to Inner Hall.

Kitchen / Breakfast Room

13' 6" max x 7' 6" max (4.11m max x 2.29m max)

Window to rear overlooking courtyard. Comprising wall & base units with work surfaces and splashback tiling. Inset stainless steel sink and drainer. Built in oven and inset hob. Space for appliances.

Bedroom One

12' 9" max x 9' 9" max (3.89m max x 2.97m max)
Georgian style window to front aspect.

Bedroom Two

12' max x 9' max (3.66m max x 2.74m max)
Georgian style window to front aspect.

Bathroom

Three piece suite comprising panel enclosed bath with mixer / shower tap and screen to side, wash hand basin and low level wc. Partly tiled walls.

Parking

Residents parking area at the rear.





Total floor area 63.7 m² (686 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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11 Fore Street
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EPC Rating: B Council Tax
Band: A

Service Charge:
2474.64

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/TWB307442

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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