



## 4 Kitcheners Court Hill Street

Trowbridge BA14 8LA

A well presented two bedroom first floor flat situated in Grade II Listed property boasting a central town centre location near to the railway station, shops, cinema and restaurants. The accommodation, circa 550sqft, comprises living room, fitted kitchen with integrated appliances, two double bedrooms and bathroom. Features include gas central heating system, allocated parking space and offered for sale with no onward chain. Ideal investment or FTB. Viewing highly recommended.

**Offers Over £100,000**



## ACCOMMODATION

All measurements are approximate

### Hallway

Door to communal landing. Entry phone. Vinyl flooring. Exposed beam. Fuse box. Doors off.

### Living Room

14'9 x 10'6 (4.5m x 3.2m)

Two windows to the front. Radiator. Television point. Exposed beam. Smoke alarm. Doors off.

### Kitchen

11'3 x 7'1 (3.43m x 2.16m)

UPVC double glazed window to the rear. Extensive range of wall, base and drawer units with tiled splash-backs and rolled top work surfaces. One and a half bowl sink drainer unit with mixer tap. Built-in gas oven and four-ring gas hob with extractor over. Integrated fridge, freezer and dishwasher. Washing machine included. Tiled flooring. Cupboard housing gas fired Baxi combi boiler.

### Bedroom One

13'4 x 10'4 max (4.06m x 3.15m max)

Windows to the front with stone mullion. Radiator. Built-in cupboard. Exposed beam. Smoke alarm.

**Bedroom Two**

11'8 x 8'11 (3.56m x 2.72m)

Two windows to the front. Radiator. Exposed beam. Smoke alarm.

**Bathroom**

Obscured UPVC double glazed window to the side. Radiator and electric fan heater. Three piece white suite with tiled surrounds comprising panelled bath with shower over, pedestal wash hand basin and w/c with dual push flush. Tiled flooring. Extractor fan.

**EXTERNALLY****Allocated Off Road Parking Space**

Located in communal courtyard

**LEASEHOLD:**

999years from 1984

**GROUND RENT:**

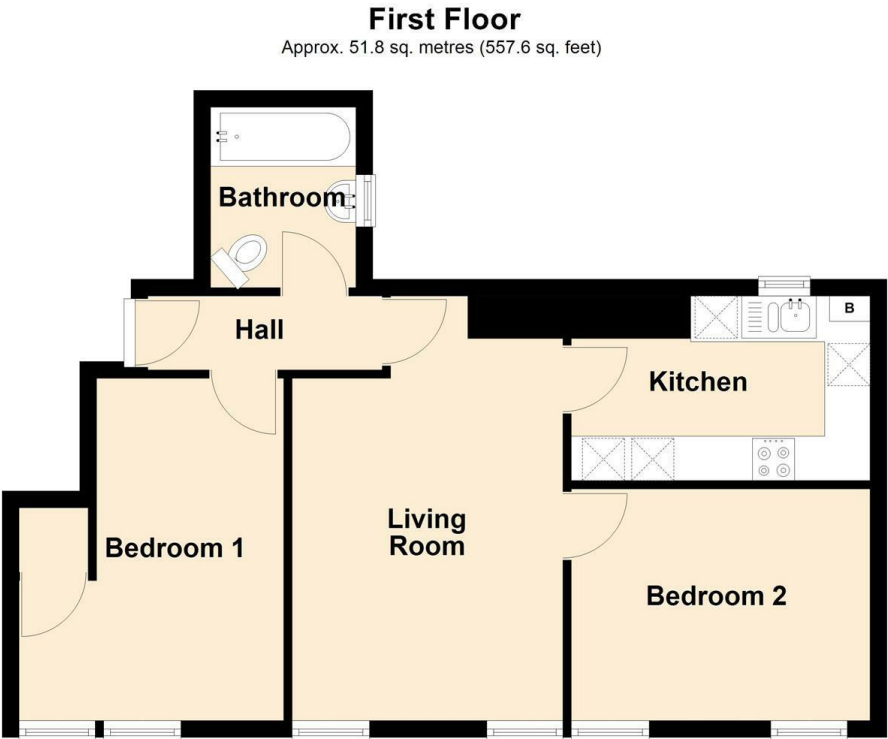
Peppercorn

**SERVICE CHARGE:**

Currently £350pcm to include building insurance



Tenure **Leasehold**  
Council Tax Band **A**  
EPC Rating



Total area: approx. 51.8 sq. metres (557.6 sq. feet)



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

