



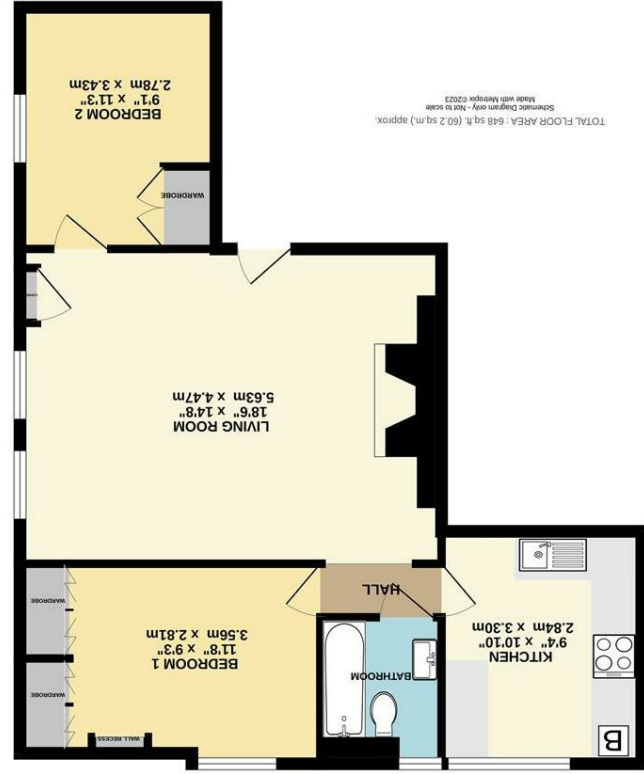
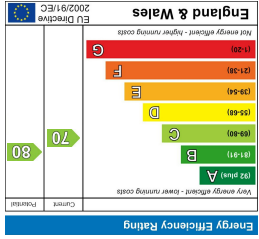
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OFFICE
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Wiltshire
BA14 8ET

Asbestos Regulations
It is the responsibility of the owner or tenant of the property, and anyone who has control over it (CAR 2006). The detection of asbestos and asbestos related compounds is beyond the scope of and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2006 (CAR 2006). Chace Buchanan and accordingly we recommend you obtain advice from a specialist source.

Code of Practice
The Code of Practice on commercial leases recommends you seek professional advice from a qualified Surveyor, Solicitor or a Licensed Conveyancer before agreeing or signing a business tenancy agreement. The code is available from professional institutions and trade associations or through the website www.leasebusinesspremisses.co.uk

IMPORTANT NOTICE
These particulars, the information and measurements contained herein, are given as a guide only and do not constitute any part of an offer or contract. Prospective tenants/purchasers should not rely upon the particulars as statements or representations of fact and must satisfy themselves by inspection as to their accuracy. No person in the employment of Chace Buchanan has authority to make or give any representation or warranty about this property. These details were prepared on the date stated and are subject to future amendment.



FIRST FLOOR
648 sq. ft. (60.2 sq. m.) approx.



Flat 4 Hill Street Court
Trowbridge, Wiltshire, BA14 8LB
£129,950

- CHECK OUT THE VIDEO LINK TO OUR 360° WALK THROUGH TOUR
- Grade II Listed Building with Character Features
- Two Double Bedrooms
- Leasehold 999 Years / Service Charges Apply
- Communal Courtyard Garden
- Potential Investment Opportunity - TENANTS IN SITU
- Spacious First Floor Apartment
- Permit Parking to the Rear
- EPC Rating C / Council Tax Band B
- No Onward Chain



SITUATION

Situated conveniently within walking distance of the town centre and railway station.

Trowbridge is the County Town of Wiltshire and has benefited from significant investment in development, which is still on-going, offers a good range of schooling for all ages, excellent shopping, restaurants and leisure facilities including a multiplex cinema and sports centre. Trowbridge is easily accessible from the M4 and has a railway station providing regular services to Salisbury and Southampton to the south and Bath and Bristol to the northwest. Surrounded by open countryside with picturesque villages scattered around offering history and character there is an abundance of leisure opportunities to meet most peoples needs.

DESCRIPTION

Excellent Buy to Let opportunity being sold with tenants in situ. First floor spacious two double bedroom apartment within a Grade II Listed building with gas central heating, secondary glazing and permit parking. Conveniently situated within walking distance of the town centre and railway station. Retaining some original features with high ceilings in the living room and second bedroom and all rooms have deep skirting boards, coving and ceiling roses.

An ideal investment with % Rental Yield.

No Onward Chain

DIRECTIONS

From our office in Fore Street proceed down the road onto Wicker Hill bearing right at the fork into Hill Street. The property can be found almost immediately on the left hand side bring identified by our For Sale board with parking available to the rear (take the next left into Riverway and left again into Hill Street Court).

ACCOMMODATION

COMMUNAL ENTRANCE

Communal wood entrance door. Post boxes for each apartment. Secure rear wooden door to communal courtyard and parking. Square oak staircase to first floor. Laminate flooring. Large meter cupboard.

LANDING

Wooden floorboards.

LIVING ROOM

18'6" x 14'8" (5.63 x 4.47)

Wooden entrance door. Two sash windows to front with secondary glazing. Inset wall cupboard. Feature fireplace. Laminate flooring. Two radiators.

INNER HALL

Laminate flooring.

KITCHEN/BREAKFAST ROOM

9'4" x 10'10" (2.84 x 3.30)

Range of wall and base units with laminate worksurfaces over and tiled splashbacks. Breakfast bar. Built in electric oven with four ring electric hob unit and extractor hood over. Plumbing for washing machine. Wall mounted Vaillant gas fired combination boiler. Vinyl flooring. Wood window to side. Radiator.

BEDROOM ONE

11'8" x 9'3" (3.56 x 2.81)

Sash window to side with secondary glazing. Two double built in wardrobes with bi-folding doors. Inset wall shelving. Radiator.

BEDROOM TWO

9'1" x 11'3" (2.78 x 3.43)

Sash window to front with secondary glazing. Built in double wardrobe with bi-folding doors. Radiator.

BATHROOM

Secondary double glazed window to side. White suite with low level WC, wash hand basin set in vanity unit and bath with mixer taps and shower attachment over, shower screen. Tiled walls. Vinyl flooring. Wall mounted extractor. Heated towel rail.

EXTERNALLY

COMMUNAL COURTYARD

With rear access from parking area and secure internal door into communal entrance hall.

PARKING

Permit parking to the rear of the building. One space ONLY.

TENURE

The property is Leasehold being a 999 year lease from 2003.

COUNCIL TAX

The property is in Band B with the amount payable for 2024/25 £1892.03

SERVICE CHARGES

There is a monthly charge of £216.25 (2023) approx £2,595.00 per annum, which contributes to the Ground Rent, Maintenance Requirements, Buildings Insurance and a Reserve Fund.

LETTINGS & MANAGEMENT

Chase Buchanan offer Full Letting and Management services and are happy to advise purchasers on the let ability. The property is being offered with tenants in situ and is currently achieving a monthly rental of £825pcm on a periodic tenancy.

SERVICES

Main services of gas, electricity, water and drainage are connected. Central heating is from the gas fired boiler (Not Tested by Chase Buchanan).

VIEWINGS

To arrange a viewing please call 01225 341504 or email trowbridge@chasebuchanan.co.uk

CODE

11061 02/04/2024

