

Duke Street Trowbridge

£105,000

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This one bedroom first floor apartment is conveniently situated on Duke Street, within easy walking distance of Trowbridge town centre and its excellent range of amenities. The accommodation comprises a lounge, fitted kitchen, double bedroom and shower room.

Further benefits include gas central heating and PVCu double glazing. The property is currently tenanted, making it an ideal opportunity for investors, but can also be offered with vacant possession, subject to the appropriate notice being served on the existing tenant and vacant possession being obtained.

The property comprises

Lounge *7' 3" x 11' 9" (2.22m x 3.58m)*
With radiator, loft access and PVCu double glazed sash window. Opens into Kitchen.

Kitchen *10' 8" x 6' 6" (3.26m x 1.99m) max*
With a range of eye level and base units, worktop with upstand, integrated electric oven and gas hob with extractor hood over, space for under counter fridge/freezer and washing machine, one and a half bowl sink and drainer unit, wall mounted gas boiler and two PVCu double glazed sash windows.

Bedroom *10' 8" x 10' 1" (3.26m x 3.08m) max*
With radiator, two PVCu double glazed sash windows and additional Velux window.

Shower Room
With white suite comprising shower enclosure with mains shower, close coupled W.C and pedestal hand basin, radiator, extractor fan and Velux window.

Tenure
The property is sold as leasehold with a 999 year lease which commenced in 2009. Current service charges are £306.88 and no ground rent is payable.

Council tax
The property is currently in council tax band A.

EPC Rating
The EPC rating is C (75).

Services
Mains gas, electricity, water and drainage are connected. The property is heated by a gas fired central heating boiler to radiators. Please note that the Agent has not tested any appliances.

Broadband
Ultrafast broadband is available (source - Ofcom) Predicted maximum download speed - 10000Mbps

Mobile phone coverage
Good Indoor and Outdoor coverage - source Ofcom.









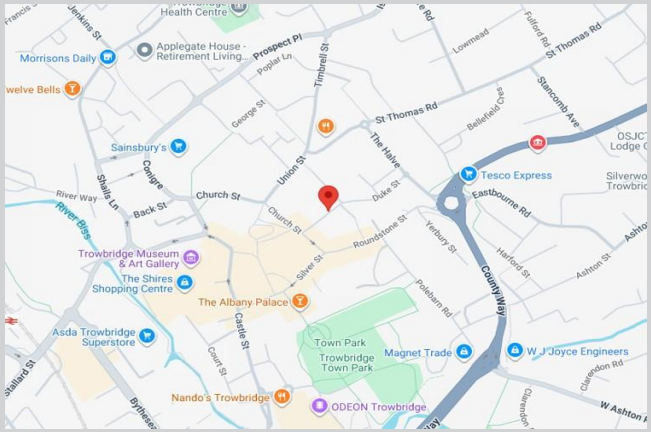
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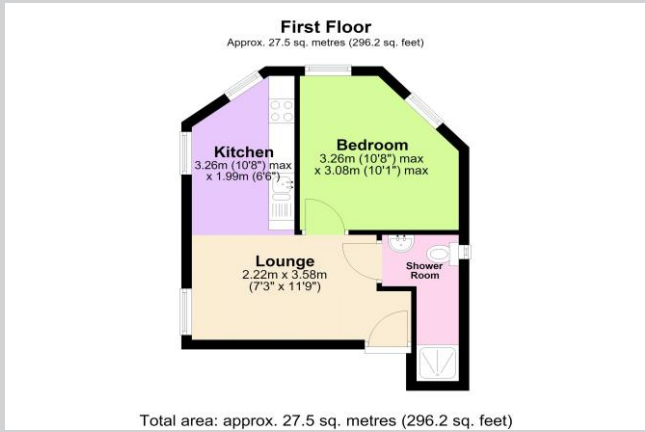
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While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically confirmed with the Vendor's solicitor. They may however be available by separate negotiation. The room sizes are approximate and only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.