



Wrights
01225 755553

Kitcheners Court, Hill Street, Trowbridge, Wiltshire, BA14 8LA

£65,000

This one bedroom ground floor flat is set within a Grade II Listed building, ideally positioned in a central town location within easy reach of the railway station, shops, cinema and a range of restaurants.

The accommodation comprises of an entrance hall, lounge, kitchen/breakfast room, double bedroom and shower room.

The property would benefit from renovation, offering an excellent opportunity to update and personalise.

Situation

The property is situated close to local amenities including Trowbridge railway station. The town centre is within easy reach of excellent shopping and leisure facilities, a multiplex cinema and numerous pubs and restaurants. There are good transport links to London via Westbury, which is one stop from Trowbridge by train. The World Heritage City of Bath is 11 miles away, famed for its shopping, period buildings and places of cultural interest.



Spacious one bedroom apartment

Ground floor

Gas boiler for hot water

Electric heating

Requires renovation

Close to railway station

Town centre location

Long lease

No onward chain



The property comprises

Entrance Hall

With doors to the lounge, bedroom and shower room.

Lounge

9' 7" x 14' 5" (2.92m x 4.39m)

With two wall mounted electric heaters and two windows to the front.

Kitchen/Breakfast Room

6' 4" x 14' 3" (1.92m x 4.35m) max

With a range of eye level and base units, worktops with tiled splash backs, inset sink/drainage unit, wall mounted gas boiler (for hot water only), space for cooker, fridge/freezer and washing machine, wall mounted electric heater and windows to the front and side.

Bedroom

12' 2" x 8' 3" (3.71m x 2.51m)

With wall mounted electric heater and two windows to the front.

Shower Room

With suite comprising large walk in shower enclosure, close coupled W.C and pedestal hand basin, wall mounted electric heater and extractor fan.

Council tax

The property is currently in council tax band A.

Tenure

The property is sold as leasehold with 957 years remaining. Ground rent is peppercorn and the current services charges are £2,465.51 per annum.

Energy Performance

The current EPC rating is D (57), with a potential for C (77).

Services

Mains gas, electricity, water and drainage are connected. The boiler was recently checked by a qualified gas engineer.

Broadband

Ultrafast broadband is available (source - Ofcom) Predicted maximum download speed - 1000Mbps

Mobile phone coverage

Both indoor and outdoor coverage are likely - source Ofcom.



EXCLUSIVE MORTGAGE
ADVICE FOR WRIGHTS
RESIDENTIAL WITH

**GEM
MORTGAGES**

Gemma Coleman
Telephone 01225 755553
Mobile: 07717 749944
Email: gemma@gemmortgages.co.uk

CALL NOW FOR FREE MORTGAGE
ADVICE THAT YOU CAN TRUST



Wrights
01225 755553

info@wrightsresidential.co.uk | www.wrightsresidential.co.uk

01225 755553

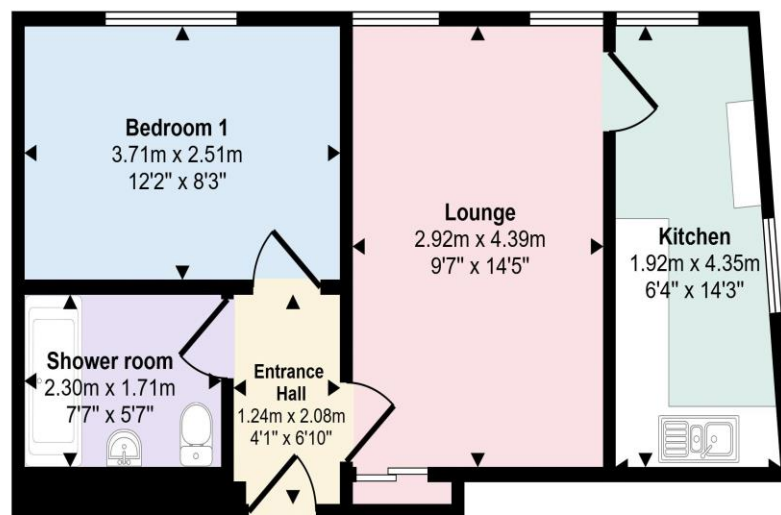


Wrights
01225 755553

info@wrightsresidential.co.uk | www.wrightsresidential.co.uk

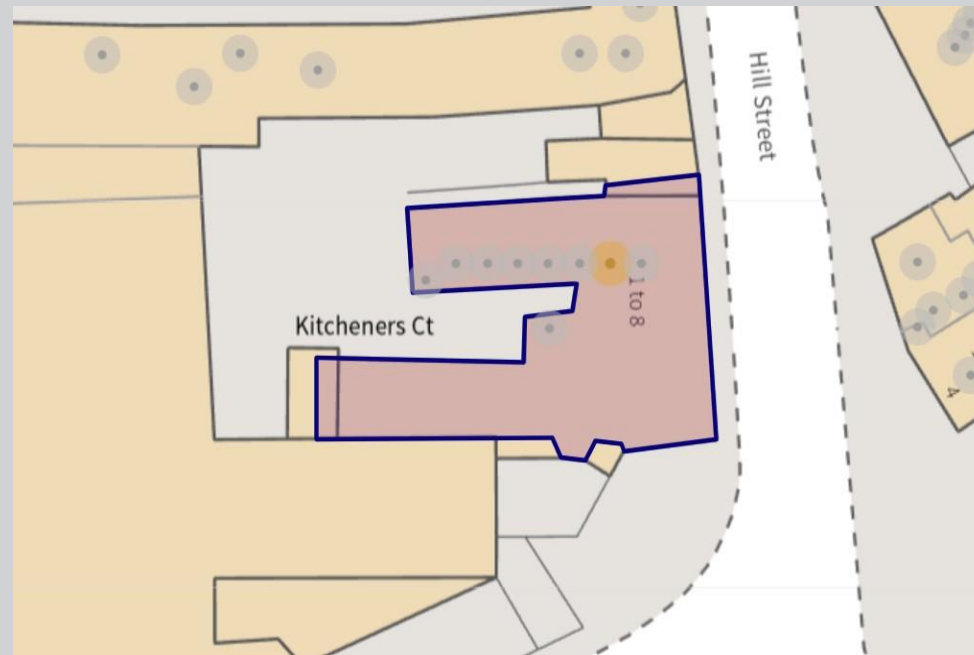
01225 755553

Approx Gross Internal Area
40 sq m / 426 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





T 01225 755553
E info@wrightsresidential.co.uk
W www.wrightsresidential.co.uk
A 24 Fore Street, Trowbridge, Wiltshire, BA14 8ER

Disclaimer

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.