



6 Hill Street Court Hill Street

Trowbridge BA14 8LB

A quaint two bedroom ground floor apartment in a converted Grade II Listed building believed to have been a former hop store as part of the historic Ushers Brewery. The development is located just off the town centre close to the railway station, supermarket, amenities and Odeon Cinema/restaurant complex. The spacious interior of approximately 480sqft boasts lounge/dining room with feature curved wall, fitted kitchen and shower room. Additional features include gas central heating system, communal courtyard and allocated parking space. Offered for sale with no onward chain - ideal investment or first time purchase.

Offers Over £100,000



Hallway

Window and part glazed door to the front. Panelled doors off and into:

Lounge/Dining Room

19'7" x 13'7" (5.97m x 4.14m)
Windows to the front and rear. Radiator. Feature curved wall, wall lights, exposed beam and coving. Television point. Panelled door to the:

Kitchen

9'5" x 6'4" (2.87m x 1.93m)
Window to the rear. Selection of wall and base mounted units with rolled top work surfaces. Stainless steel single sink drainer unit with mixer tap. Built-in electric oven and halogen hob with extractor hood over. Plumbing for washing machine. Space for fridge/freezer. Wall mounted Worcester combi boiler. Vinyl flooring.

Bedroom One

13'6" x 11'4" MAX (4.11m x 3.45m MAX)
Windows to the front and rear. Radiator. Wall lights and exposed beam.

Bedroom Two

9'7" x 6'8" (2.92m x 2.03m)
Window to the rear. Radiator.

Shower Room

Radiator. Three piece white suite with tiled surrounds comprising shower cubicle with mains shower, pedestal wash hand basin and w/c. Extractor fan.

EXTERNALLY

Communal Courtyard Gardens

Flagstone courtyard with borders and raised bed with established plants and shrubs.

Allocated Off Road Parking Space

LEASEHOLD:

999 years from 2003

CHARGES:

approx £2,475pa

AGENTS NOTE:

under the Estate Agents Act we declare: The property is currently owned by a partner of Kingstons Estate Agents.



Tenure **Leasehold**
Council Tax Band **B**
EPC Rating **D**

Ground Floor
Approx. 53.4 sq. metres (574.5 sq. feet)



Total area: approx. 53.4 sq. metres (574.5 sq. feet)

KINGSTONS
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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.

