



**Hill Street  
Trowbridge  
Wiltshire  
BA14**

**Offers in Excess of £70,000**

**bettermove**

# Hill Street Trowbridge

Bettermove are proud to present this 1 bedroom flat in Trowbridge, available with no forward chain.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property benefits from double glazing, and gas central heating throughout, with off road parking available.

The council tax band is A.

This is a Share of Freehold property with 900 years remaining on the lease; the service charge is £197.00 per month.

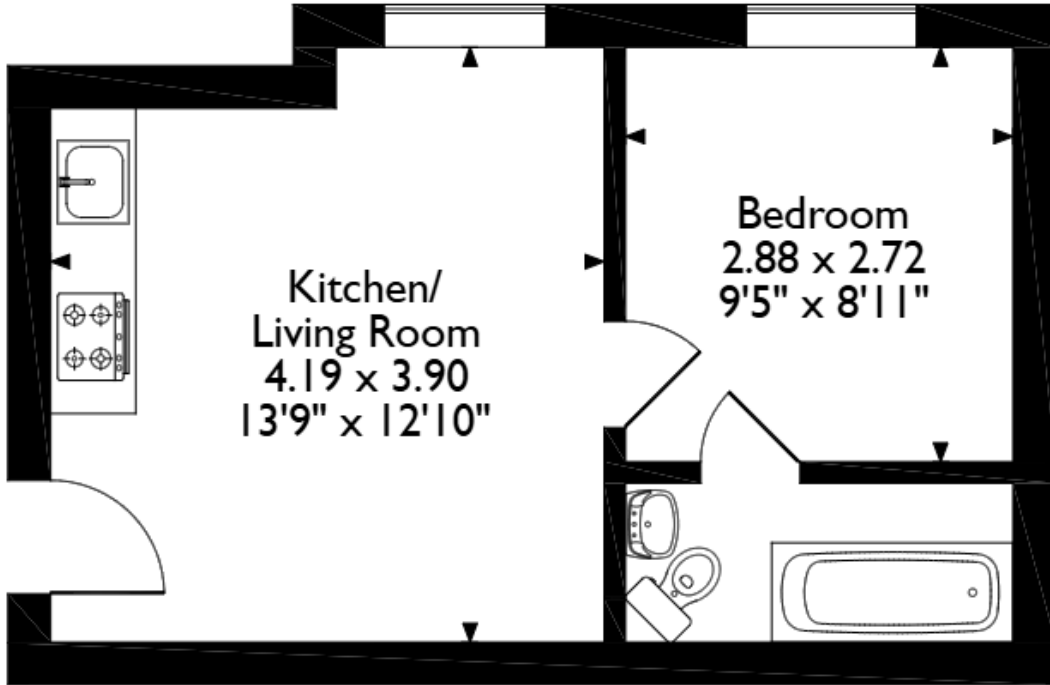
The interior of this beautifully presented, ground floor property comprises a spacious, open-plan living/kitchen area, one double bedroom, and a family bathroom.

Located in the popular town of Trowbridge, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Trowbridge Train Station, a variety of local bus routes, and quick access to the A36.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



Hill Street Court, Hill Street, Trowbridge  
 Approximate Gross Internal Area  
 28 Sq M/301 Sq Ft



**Ground Floor Flat**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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