



KINGSTONS



6 Orchard Court

Trowbridge BA14 7AW

- Well Presented & Updated Two Bedroom Top Floor Apartment
- Dual Aspect Lounge/Dining Room
- Modern High Specification Shower Room
- Modern Electric Heating
- Allocated Parking Space
- Close to Town Centre, Railway Station & Cinema/Restaurant Complex
- Modern Fitted Kitchen
- UPVC Double Glazing
- Secure Entry System
- Ideal FTB - No Onward Chain

Offers Over £130,000



ACCOMMODATION

All measurements are approximate

Communal Entrance Hall

Mat-well. Notice board. Stairs to all floors.

SECOND FLOOR

Communal Landing

UPVC double glazed window to the front. Fire doors leading to inner landing with panelled doors off to flats.

Hallway

Panelled entrance door. Storage heater. Entry phone. Fuse box. Wood effect flooring and inset ceiling spotlights. Access to loft space. Panelled doors off and into:

Lounge/Dining Room

20'2" x 9'2" max (6.17 x 2.80 max)
Dual aspect with UPVC double glazed windows to the front and rear. Modern electric heater. Wood effect flooring. Television and telephone points. Archway to the:



Modern Kitchen

7'8" x 5'11" (2.36 x 1.82)
UPVC double glazed window to the rear. Selection of white wall and base mounted units with metro tiled surrounds and wood effect rolled top works surfaces. Stainless steel sink drainer unit with mixer tap. Built-in stainless steel electric oven and four-ring hob with stainless steel extractor hood over. Plumbing and space for slim-line dishwasher. Space for fridge/freezer. Tiled flooring

Bedroom One

10'7" x 8'3" (3.23 x 2.52)
UPVC double glazed window to the front. Modern electric heater. Wood effect flooring.

Bedroom Two

10'7" x 6'1" (3.23 x 1.86)
UPVC double glazed window to the front. Wood effect flooring.

Modern Shower Room

Electric fan heater. Three piece white suite with tiled surrounds comprising corner shower cubicle with electric shower over and sliding doors enclosing, wash hand basin with cupboard under and w/c with enclosed cistern and dual push flush. Large mirror. Space and plumbing for slim top

loading washing machine. Tiled flooring and inset ceiling spotlights. Extractor fan.

EXTERNALLY

Allocated Parking Space

LEASEHOLD:

999 year from 1993

GROUND RENT:

Peppercorn

GROUND RENT REVIEW PERIOD:

tbc

SERVICE CHARGES:

Approx. £840pa

SERVICE CHARGE REVIEW PERIOD:

Annually



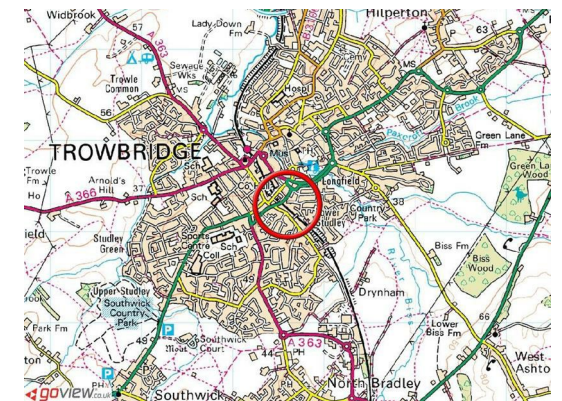
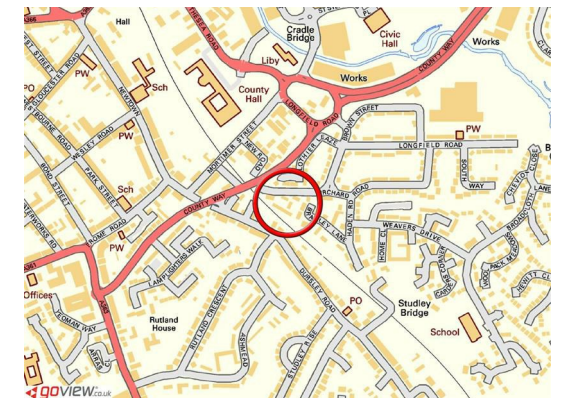
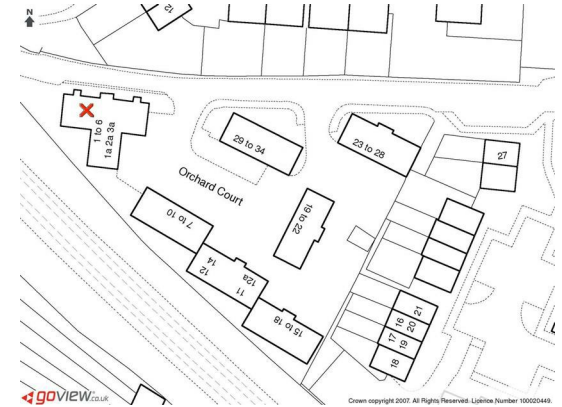
Tenure **Leasehold**
Council Tax Band **A**
EPC Rating **C**

Second Floor

Approx. 46.3 sq. metres (498.3 sq. feet)



Total area: approx. 46.3 sq. metres (498.3 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.