



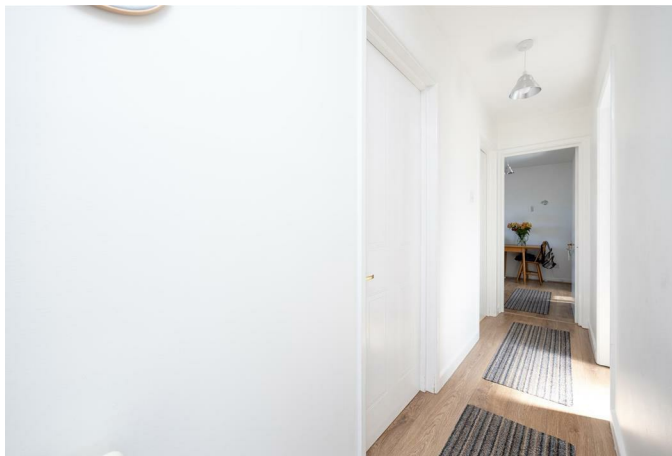
## 29 Orchard Court

Trowbridge BA14 7AW

A well-presented and updated two-bedroom ground floor apartment situated close to the town centre, railway station and St Stephens place cinema complex. Ideal FTB or Investment. Accommodation comprises hallway, living room, modern refitted kitchen with integrated appliances and modern refitted shower room. Benefits include UPVC double glazing, electric heating, secure entry system and allocated parking space. Viewing recommended - Vendor suited with no onward chain.

**Guide Price £135,000**





## ACCOMMODATION

All measurements are approximate.

### Hallway

UPVC double glazed window to the rear. Storage heater. Entry phone. Wood effect flooring. Storage cupboard. Panelled doors off and into:

### Living Room

14'2 x 9'0 (4.32m x 2.74m)

UPVC double glazed window to the front. Storage heater. Television point. Wood effect flooring. Doorway to the:

### Refitted Kitchen

11'8 x 5'4 (3.56m x 1.63m)

UPVC double glazed window to the rear. Electric panel heater. Comprehensive range of modern wall, base and drawer units with rolled top work surfaces. Stainless steel single sink drainer unit with mixer tap. Built-in high level, stainless steel electric combination microwave, oven and grill. Built-in stainless steel two-ring gas hob. Integrated fridge, drinks fridge and washer/dryer. Tiled effect vinyl flooring. Cupboard housing boiler.

### Bedroom One

11'2 x 8'6 (3.4m x 2.59m)

UPVC double glazed window to the front. Electric panel heater. Wood effect vinyl flooring.

### **Bedroom Two**

11'1 x 6'0 (3.38m x 1.83m)  
UPVC double glazed window to the front. Electric panel heater.

### **Refitted Shower Room**

Obscured UPVC double glazed window to the rear. Heated towel rail. Three piece white suite with fully tiled surrounds comprising large walk-in shower enclosure with mains rain-fall shower over, additional shower attachment and glass screen enclosing, pedestal wash hand basin and w/c with dual push flush. Tiled flooring. Extractor fan.

### **EXTERNALLY**

### **Allocated Parking Space**

### **LEASEHOLD:**

999 years from 1993

### **GROUND RENT:**

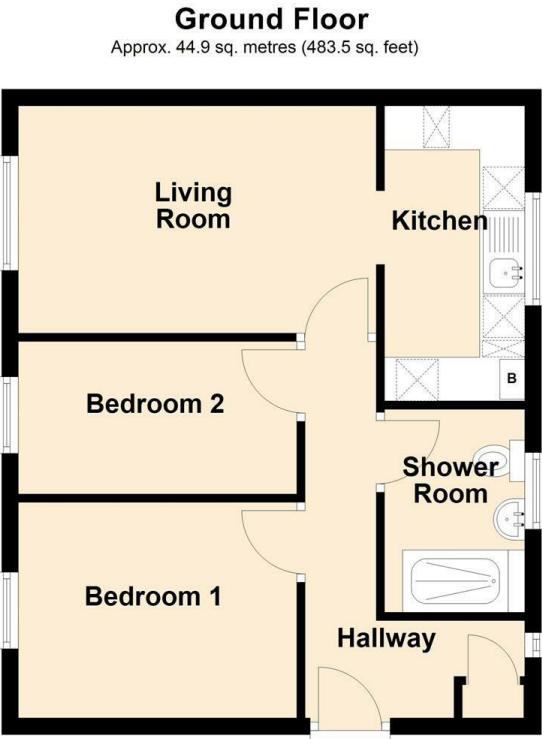
Peppercorn

### **SERVICE CHARGE:**

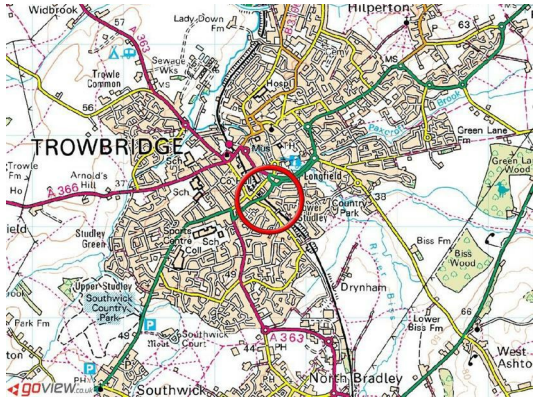
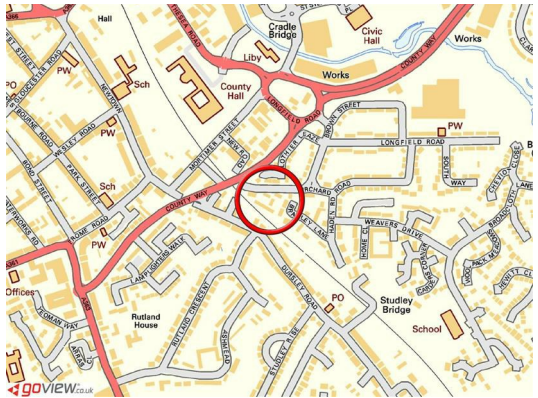
£1228pa - paid quarterly



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



Total area: approx. 44.9 sq. metres (483.5 sq. feet)



  
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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.