

TOWN & COUNTRY

ESTATES

ORCHARD HALL

**Hawthorn Grove, Trowbridge, Wiltshire BA14 0JE**  
**Offers Over £150,000**

## LOCATION

Hawthorne Grove is located off of the very sought after area off Silver Street Lane. The apartment is situated within walking distance to local shops, Schools and easy access to bus routes. Trowbridge itself offers busy shopping centres, a modern cinema complex with restaurants and a train station with direct links to Bath, Bristol and beyond.

## DESCRIPTION

NO ONWARD CHAIN - A very well presented two double bedroom, first floor apartment, conveniently located close to local shops, bus routes and just a short walk to Trowbridge train station, town centre and Schools.

The spacious accommodation comprises an entrance hall, living room, kitchen, two double bedrooms and a modern bathroom. Further benefits include uPVC double glazing, good storage, recently fitted electric heaters, garage and communal gardens.

## COMMUNAL HALL

You enter through a Upvc obscure glazed security entrance door with intercom access and stairs leading up to the first floor apartment.

## ENTRANCE HALL

You enter through a hardwood obscure glazed entrance door. There is an intercom phone, smoke alarm, an obscure glazed door to the living room, doors to the two double bedrooms, bathroom, storage cupboard and large airing cupboard, providing storage and shelving.

## LIVING ROOM

Leading through to the kitchen, the living room has a large uPVC double glazed window to the front, electric panel heater and a smoke alarm.

## KITCHEN

There is a uPVC double glazed window to the rear with views to the communal gardens and garage. The kitchen benefits a range of matching base and wall units with rolled top work surfaces, tiled splashbacks, stainless steel inset sink unit with chrome mixer tap, Bosch built in electric oven with halogen hob, integrated extractor fan and light over, space for fridge/freezer, plumbing for a washing machine, spotlights and a wall mounted electric heater.

## BEDROOM ONE

Bedroom one has a uPVC double glazed window to the front, electric panel heater, double wardrobe with mirrored sliding doors and telephone point.

## BEDROOM TWO

The second double bedroom has a uPVC double glazed window to the rear and an electric panel heater.



## BATHROOM

There is an obscure uPVC double glazed window to the rear, panelled bath with chrome mixer tap, electric shower over and glazed screen, vanity unit with storage and inset basin with chrome mixer tap, a hidden cistern W.C, attractive tiled walls and chrome heated towel rail.

## EXTERIOR

### GARAGE

The garage has an up and over door to the front and is located to the rear of the property, it can be seen from the kitchen window (green door).

### COMMUNAL GARDENS

This apartment has well kept communal gardens to the front and rear, mainly laid to lawn.

### LEASE INFORMATION

Current Service/Maintenance Charge - £75 per month

Lease Expiry Date - 24h December 2173 (148 years remaining)

Share of freehold with each flat owner making up part of THE ORCHARD HALL (TROWBRIDGE) MANAGEMENT COMPANY LIMITED.

No pets are permitted in this development.

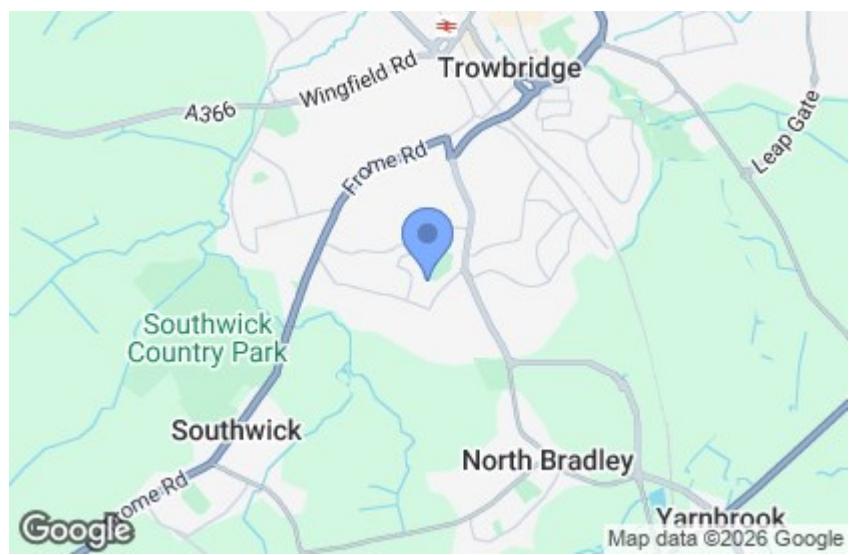
### ADDITIONAL INFORMATION

\*\*PLEASE NOTE - There is currently a tenant in situ, with the agreement due to expire on 24th April - any agreed sale cannot complete until after this date\*\*

Council Tax Band - B

EPC Rating - E

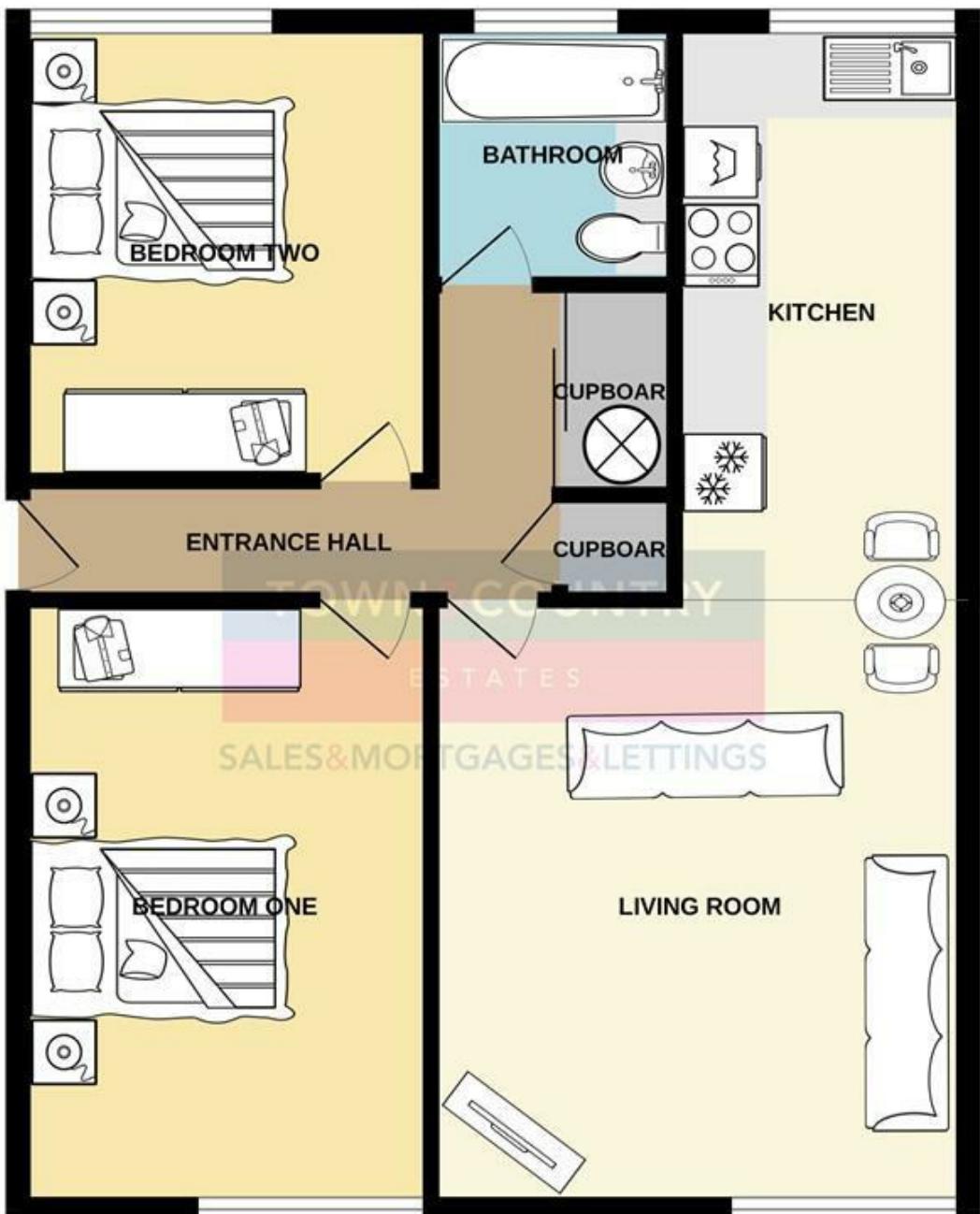
For those looking to buy to let, his home currently achieves £875 per calendar month.







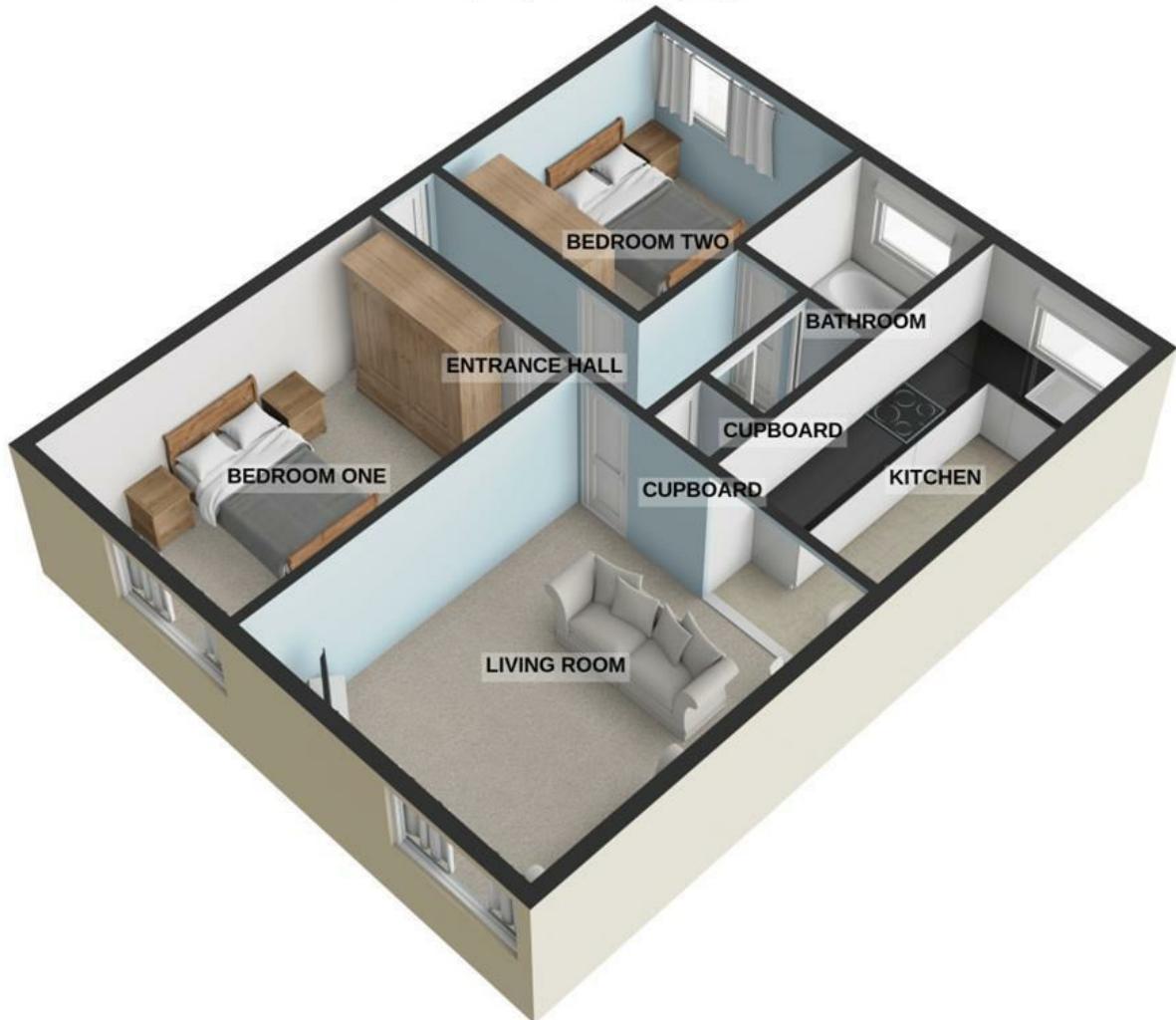
GROUND FLOOR  
620 sq.ft. (57.6 sq.m.) approx.



TOTAL FLOOR AREA : 620 sq.ft. (57.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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# SALES & MORTGAGES & LETTINGS

The advertisement features a dark blue header with the text 'TOWN & COUNTRY MORTGAGES' in white. Below the header is a large white box containing the text 'FEE FREE Mortgage Services' in pink and blue. To the right of this text is a list of services: 'RE-MORTGAGES', 'FIRST TIME BUYER', 'HOME MOVER', and 'BUY TO LET'. Below this list is a photograph of a man and a woman lying on the floor, looking at a small cardboard house model. The background is a light grey. At the bottom of the page, there is a dark blue footer with contact information and social media links.

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