



## Orchard Hall Hawthorn Grove

Trowbridge BA14 0JE

A well presented one/two bedroom, first floor apartment situated in a cul-de-sac position off the sought-after Silver Street Lane, close to shops, bus route, primary school and recreation ground. Freshly redecorated with new flooring throughout; accommodation comprises hallway, living room, fitted kitchen, double bedroom, office/2nd bedroom and shower room. Benefits include intercom access, large communal gardens, electric heating, UPVC double glazing and allocated parking space. Offered for sale with no onward chain - ideal opportunity for first-time buyers, downsizers, or investors.

**Guide Price £120,000**



## **ACCOMMODATION**

All measurements are approximate

### **Communal Entrance Hall**

Obscure UPVC double glazed entrance doors to the front. Stairs leading up to the first floor apartment.

### **Hallway**

Door to communal hallway. Airing cupboard housing immersion tank and shelving. Doors off and into:

### **Living Room**

13'0 x 10'3 min (3.96m x 3.12m min)  
UPVC double glazed window to the front. Storage heater. Television and telephone points. Coving. Door to:

### **Office/2nd Bedroom**

14'0 x 7'7 max (4.27m x 2.31m max)  
High level, obscured glazed, internal windows to the lounge and communal hall. Storage heater. Coving. Entry phone.



## **Kitchen**

11'8 x 7'0 (3.56m x 2.13m)  
UPVC double glazed window to the front. Range of modern wall, base and drawer units with tiled splash-backs and rolled top work surfaces. Stainless steel single sink drainer unit with mixer tap. Space for electric cooker. Plumbing for washing machine. Space for fridge/freezer. Vinyl flooring and coving.

## **Bedroom One**

13'11 x 7'9 max (4.24m x 2.36m max)  
UPVC double glazed window to the rear. Storage heater. Coving. Wardrobe opening.

## **Shower Room**

Obscured UPVC double glazed window to the front. 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. Vinyl flooring.

## **EXTERNALLY**

### **Allocated Parking Space**

Located under archway.

### **Grounds**

Front the garden laid to lawn.  
Communal front door under archway.

Archway and driveway leading to the rear of the development. Enclosed bin store. Large rear communal garden, mainly laid to lawn with a variety of mature trees and shrubs; enclosed by fencing.

### **SERVICE CHARGE:**

Currently £75.00pcm - Annual Review. This includes buildings insurance, lighting of communal areas, repairs & maintenance and sundry expenses.

### **TENURE:**

Share of freehold with each flat owner making up part of THE ORCHARD HALL (TROWBRIDGE) MANAGEMENT COMPANY LIMITED.  
Lease Expiry Date - 24th December 2173 (148 years remaining) No Ground Rent.

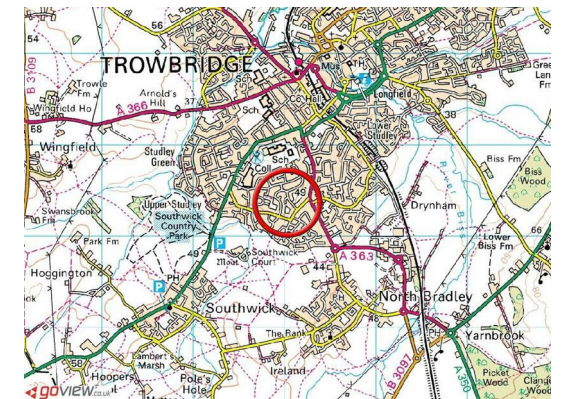
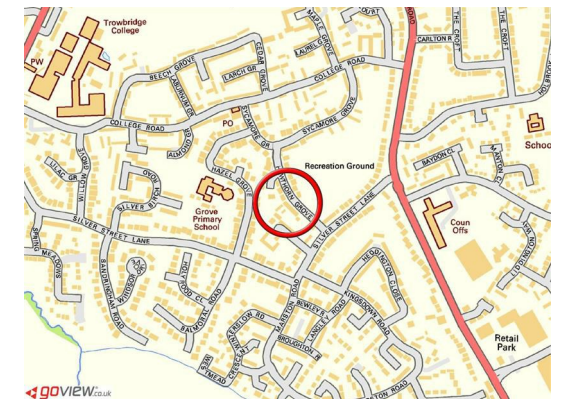
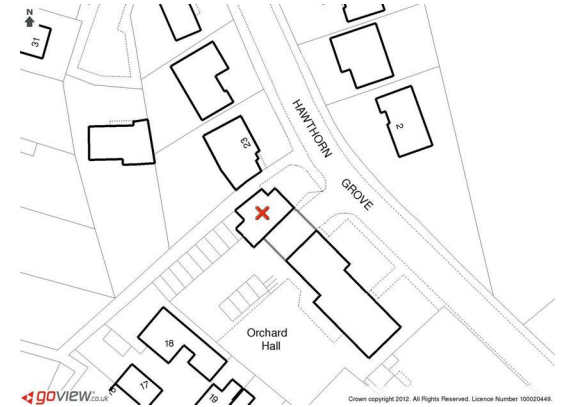


Tenure **Leasehold - Share of Freehold**  
Council Tax Band **B**  
EPC Rating **C**

**First Floor**  
Approx. 48.5 sq. metres (522.2 sq. feet)



Total area: approx. 48.5 sq. metres (522.2 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.