TOWN&COUNTRY
ESTATES



Orchard Court, Orchard Road, Trowbridge, Wiltshire

Offers Over £100,000

LOCATION
Orchard Court is conveniently situated within easy reach of Trowbridge town centre, train station (with direct links to Bath, Bristol and beyond), Tesco Extra, bus routes and the modern cinema and restaurant development.

DESCRIPTION
This one bedroom first floor apartment, in a great location within walking distance to all of Trowbridge's amenities, makes the ideal first time buy or investment purchase (anticipated monthly rent of £700).
The purpose built property offers a communal entrance hall leads to the apartment, which offers an entrance hall, living room, kitchen, bedroom and bathroom.
Further notable features include the benefit of gas central heating, uPVC double glazing, an allocated parking space, sensible service/maintenance charges and a long lease.

ENTRANCE HALL
Upon entering the apartment from the communal entrance, there is an intercom handset, useful storage cupboard, access to a loft space and doors to the living room, bedroom and bathroom.

LIVING ROOM
14'5" x 9'2"
With a uPVC double glazed window to the front, television point, radiator and opening to the kitchen.

KITCHEN
The kitchen has a uPVC double glazed window to the rear, a range of matching base and wall units with rolled top work surfaces, matching upstand and inset sink with chrome mixer tap, space for a free standing cooker, plumbing for a washing machine, space for a fridge/freezer and a wall mounted Ideal gas boiler.

BEDROOM
11'1" x 8'6"
There is a uPVC double glazed window to the front and a radiator.

BATHROOM
There is an obscure uPVC window to the rear, refitted in 2021 the modern bathroom has a panelled bath with chrome mains shower over and glazed screen, vanity unit with storage, inset basin with chrome mixer tap and a dual flush WC, a dual fuel chrome heated towel rail, shaving socket and attractive tiled splashbacks.

EXTERIOR

PARKING
There is an allocated parking space located to the side of the building. Additional visitors spaces are available on a first come, first serve basis.









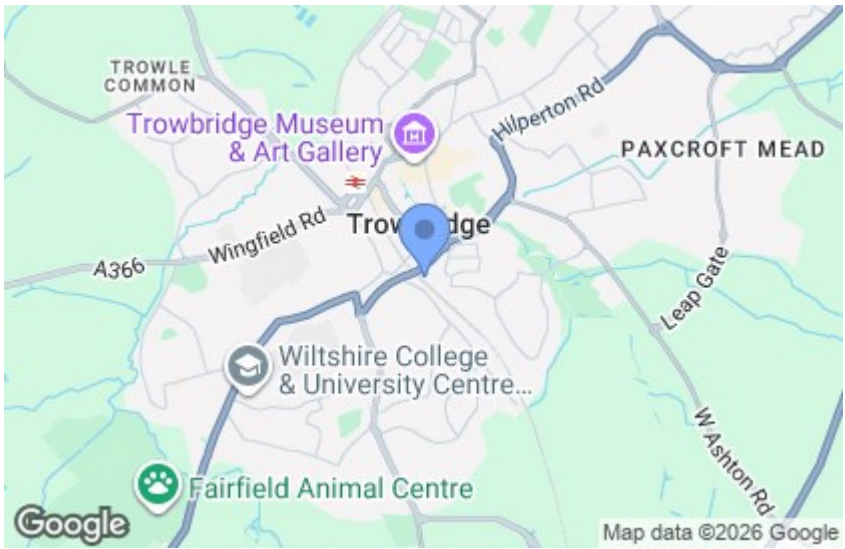
LEASE INFORMATION

Managing Agent - First Port
961 years remain on the lease.
Service/maintenance charge is £450.11 a quarter.

ADDITIONAL INFORMATION

Council Tax Band - A
EPC to follow





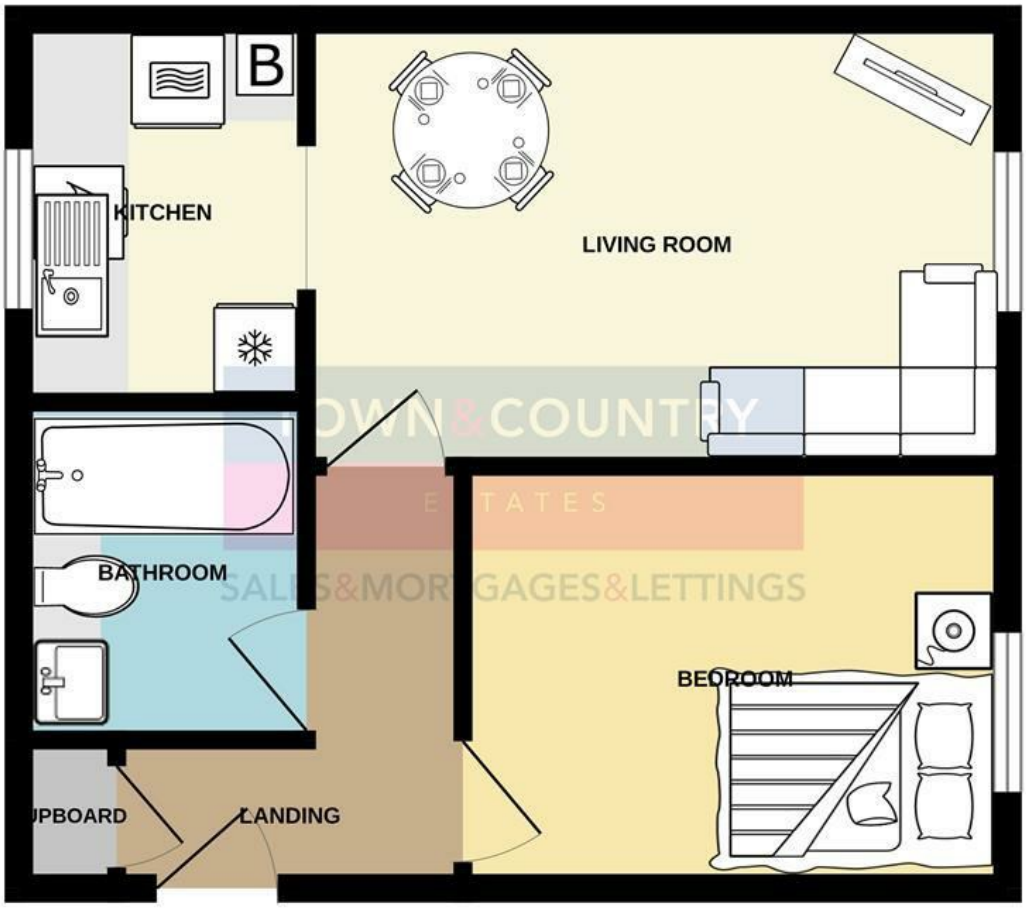

FAIRY
LG






Velvet

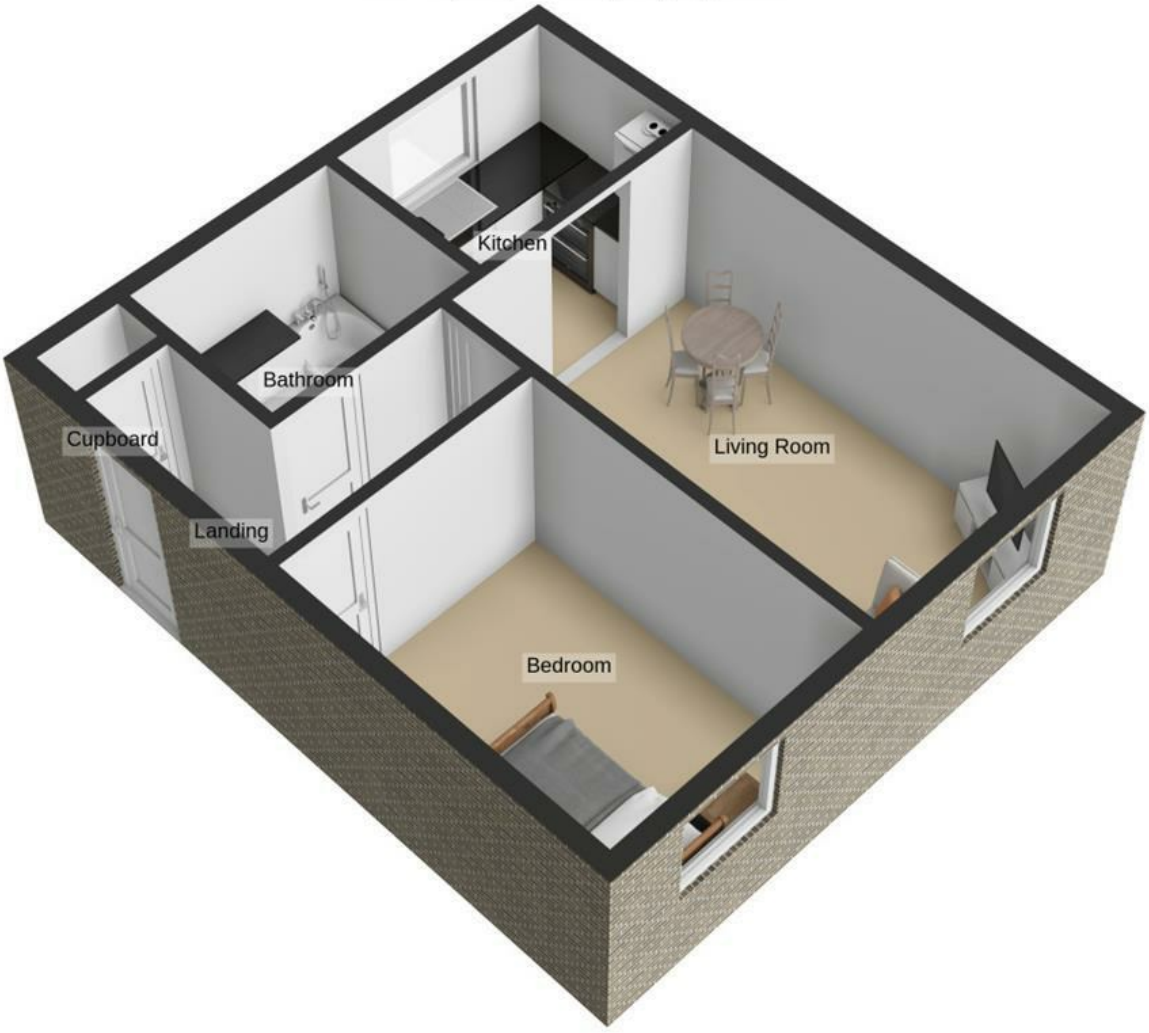
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA : 366 sq.ft. (34.0 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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366 sq.ft. (34.0 sq.m.) approx.



Total Floor Area : 366 sq.ft. (34.0 sq.m.) approx.

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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