



**Flat 4 Orchard Court Orchard Road**  
Trowbridge BA14 7AW

**Monthly Rental Of £800.**



Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER  
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[www.wrightsresidential.co.uk](http://www.wrightsresidential.co.uk)

## One bedroom ground floor apartment

Electric heating

Large lounge/diner

Unfurnished

Within walking distance to the town centre and railway station

Double bedroom with built in wardrobe

Allocated parking

Available from late June

This well presented one bedroom ground floor apartment is well situated close to local amenities including St Stephens Place Cinema/restaurant complex, Trowbridge town centre and railway station. Features include electric heating, double bedroom with built in wardrobes, large kitchen/diner, and allocated parking. Available from late June.

### The property comprises

#### Entrance Porch

With wooden front door and wood laminate flooring.

#### Lounge/Diner *20' 3" x 15' 6" (6.17m x 4.72m) max*

With wood laminate flooring, two electric storage heaters, television point, two windows to the front and a window to the side and front.

#### Kitchen *6' 2" x 8' 6" (1.89m x 2.59m)*

With wood laminate flooring, a range of eye level and base units, sink/drain, freestanding cooker, fridge freezer, space for washing machine and window to the rear.

#### Bedroom *10' 7" x 8' 5" (3.22m x 2.56m)*

With electric storage heater and built in wardrobe.

#### Rear Hall

With wood laminate flooring, electric storage heater and storage cupboard.

#### Bathroom

With white suite comprising bath with shower attachment, low level w.c, pedestal hand basin and extractor fan.

#### Parking

Off road parking for one vehicle.

#### Council tax

The property is in council tax band A.

#### Energy Performance

The current EPC rating is D (55)

#### Services

Mains electricity, water and drainage are connected. Please note that the Agent has not tested any appliances.

#### Broadband

Ultrafast broadband is available (source - Ofcom)  
Predicted maximum download speed - 1800Mbps

#### Mobile phone coverage

Outdoor coverage is likely - source Ofcom.



### Ground Floor

Approx. 46.3 sq. metres (498.7 sq. feet)



Total area: approx. 46.3 sq. metres (498.7 sq. feet)