TOWN&COUNTRY
ESTATES

Orchard Court, Orchard Road, Trowbridge, Wiltshire

Offers In The Region Of £110,000

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

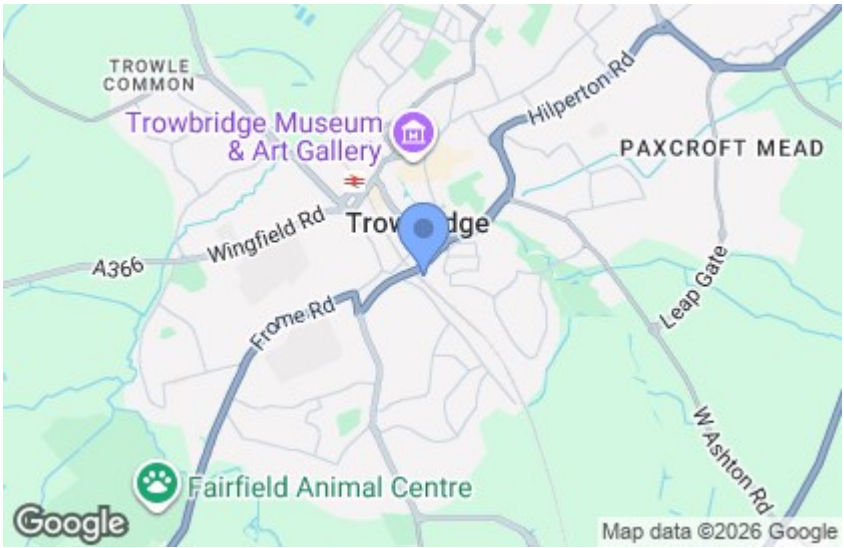
There is an allocated parking space located to the side of the building. Additional visitors spaces are available on a first come, first serve basis.

LEASE INFORMATION

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

ADDITIONAL INFORMATION

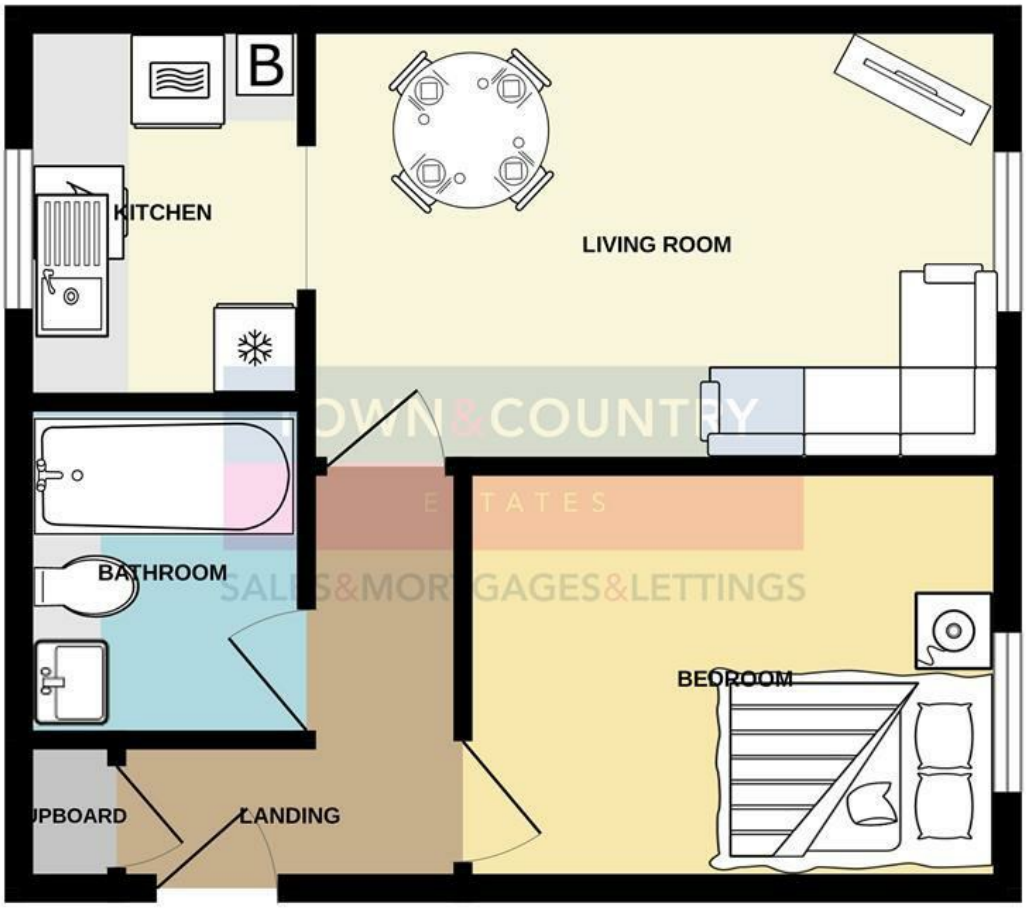
Council Tax Band - A
EPC to follow



LG

BAILIS &

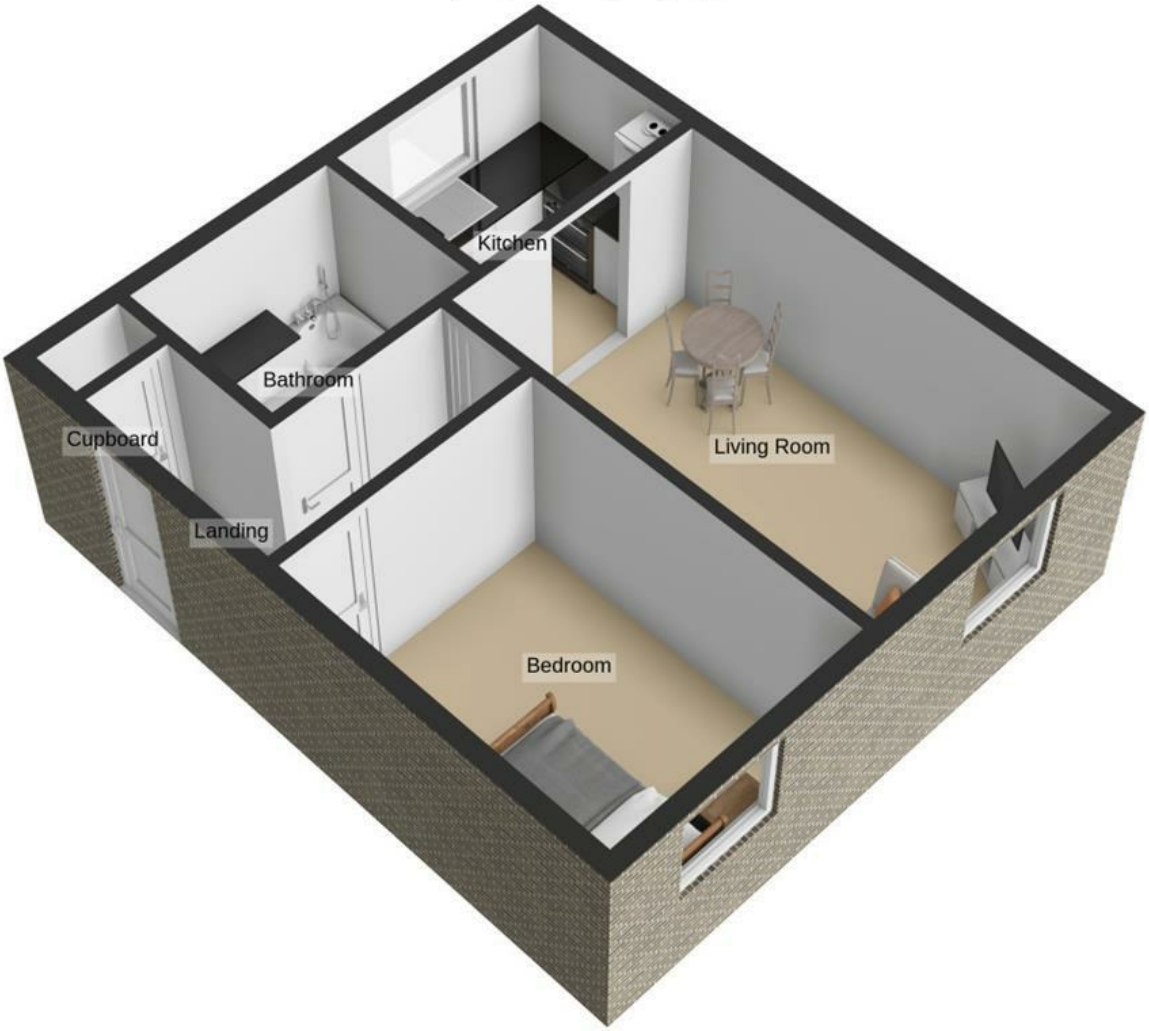
366 sq.ft. (34.0 sq.m.) approx.



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.
Made with Metropix ©2026

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.
Made with Metropix © 2026

TROWBRIDGE OFFICE
9 Fore Street, Trowbridge,
Wiltshire BA14 8HD

Teleph one: 01225 7 766 99
Email: trowbridge@townandcountryestates.com

WESTBURY OFFICE
16 High Street, Westbury,
Wiltshire BA13 3BW

Tel ep hone: 0 137 3 8244 44
Email: westbury@townandcountryestates.com

www.townandcountryestates.com

SALES&MORTGAGES&LETTINGS

TOWN&COUNTRYMORTGAGES

FEE FREE
Mortgage
Services

- RE-MORTGAGES
- FIRST TIME BUYER
- HOME MOVER
- BUY TO LET

YOUR PROPERTY MAY BE REPOSSESSED IF YOU DO NOT
KEEP UP REPAYMENTS ON YOUR MORTGAGE

OFFICE, HOME AND TELEPHONE
APPOINTMENTS AVAILABLE

CONTACT US ON:
01225 776699

BOOK ONLINE:
www.townandcountrymortgages.net

FIND US ON

OLIVER BROWNING
Managing Director

NB. Town and Country Estates have not tested any equipment, fixtures, fittings or services and cannot guarantee that they are in working order. Buyers are advised to seek professional advice from their solicitors or surveyor. Internal measurements should not be relied upon for fitting of carpets or furniture without checking. These details have been prepared in good faith and whilst believed to be correct give notice that none of the statements are to be relied upon as statements or representations of fact. Some statements are inevitably subjective and are therefore the view of the author at the time the information was prepared. If any items are particularly important to you then please check with this office first, especially if travelling some distance to view.