

TOWN & COUNTRY
ESTATES



Orchard Court, Trowbridge, Wiltshire BA14 7AW

£125,000

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

A very well presented two bedroom first floor apartment, in a great location within walking distance to all of Trowbridge's amenities.

A communal entrance hall leads to the apartment, which offers an entrance hall, living room, kitchen, two bedrooms and bathroom.

Further benefits include gas central heating, Upvc double glazing, an allocated parking space, a long lease and sensible service/maintenance charges.

ENTRANCE HALL

Upon entering the apartment from the communal entrance, there is a Upvc double glazed window to the rear, intercom handset, telephone point, a radiator and doors to the living room, both bedrooms and the bathroom.

LIVING ROOM

13'1" x 9'2"

The living room has a Upvc double glazed window to the front, radiator, tv point, a glazed door to the kitchen and space for a sofa and dining table.

KITCHEN

11'5" x 5'6"

There is a Upvc double glazed window to the rear, a range of matching base and wall units with rolled top worksurfaces, inset sink with chrome mixer tap, attractive brick effect tiled splash backs, space for freestanding cooker, plumbing for washing machine, space for under counter fridge and a wall mounted Baxi gas boiler.

BEDROOM ONE

11'1" x 8'6"

The double bedroom has a Upvc double glazed window to the front and a radiator.

BEDROOM TWO

11'1" x 6'2"

The good size single bedroom has a Upvc double glazed window to the front and a radiator.

BATHROOM

With an obscure Upvc double glazed window to the rear, a paneled bath with chrome mixer tap and wall mounted electric shower over. dual flush WC, pedestal basin, airing cupboard, tiled splash backs and radiator.

EXTERIOR

PARKING

There is an allocated parking space in a communal parking area to the rear of the property. The parking space is visible from the apartment.



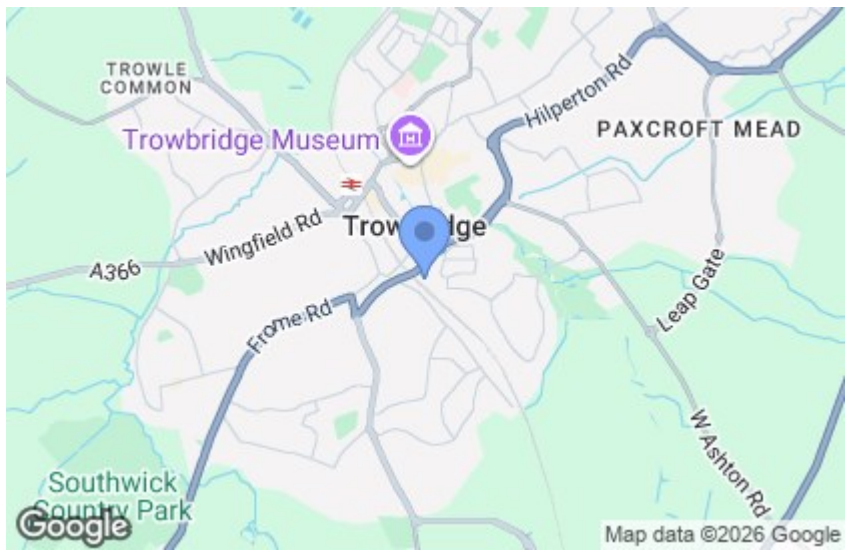
LEASE INFORMATION

Another huge selling point for this lovely apartment is the substantial lease, providing 999 from January 1989.

An affordable monthly maintenance charge of circa £70 (2023-2024) is payable towards the upkeep of the building, communal areas and includes buildings insurance.

ADDITIONAL INFORMATION

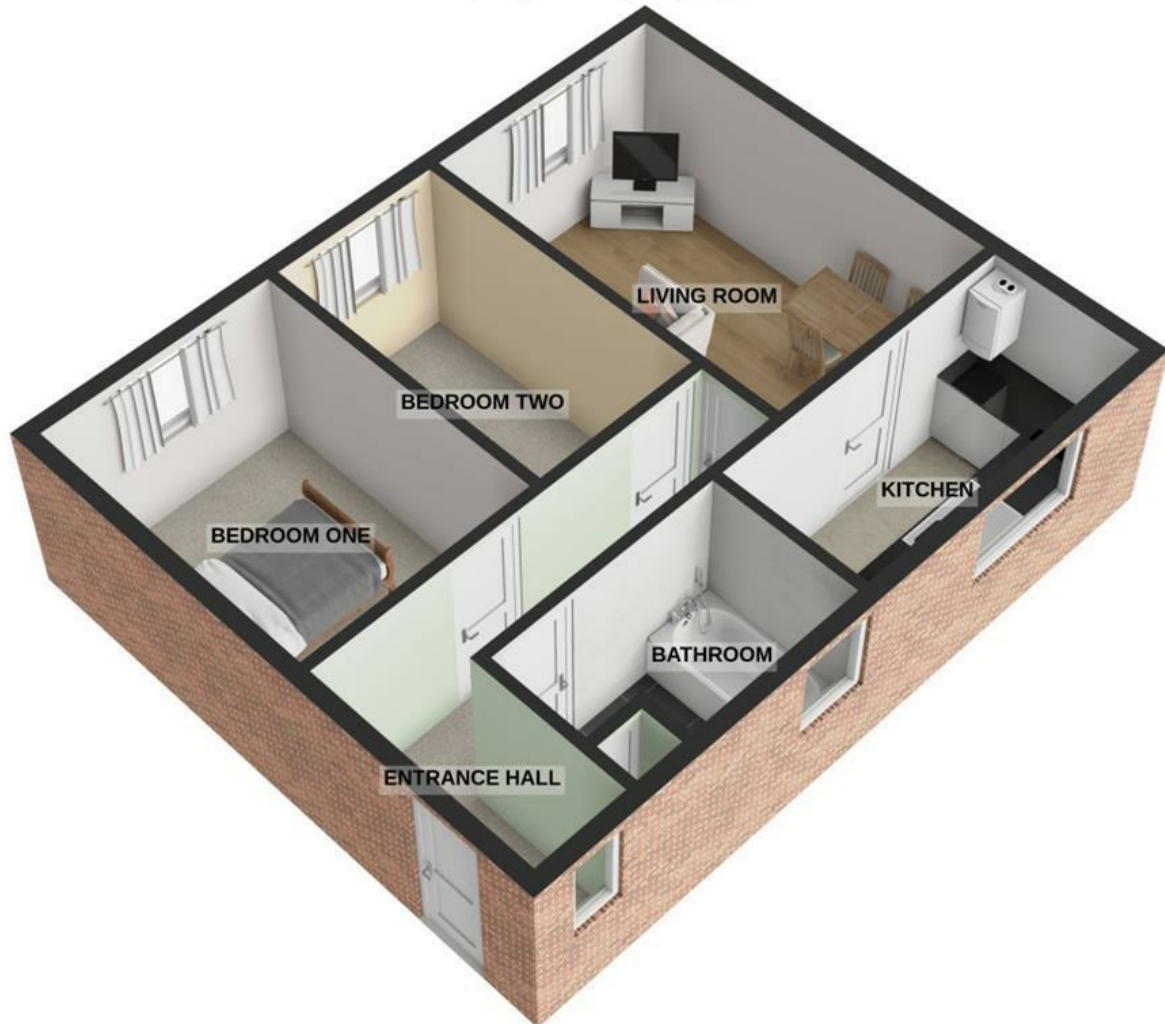
Council Tax Band - A







GROUND FLOOR
472 sq.ft. (43.9 sq.m.) approx.

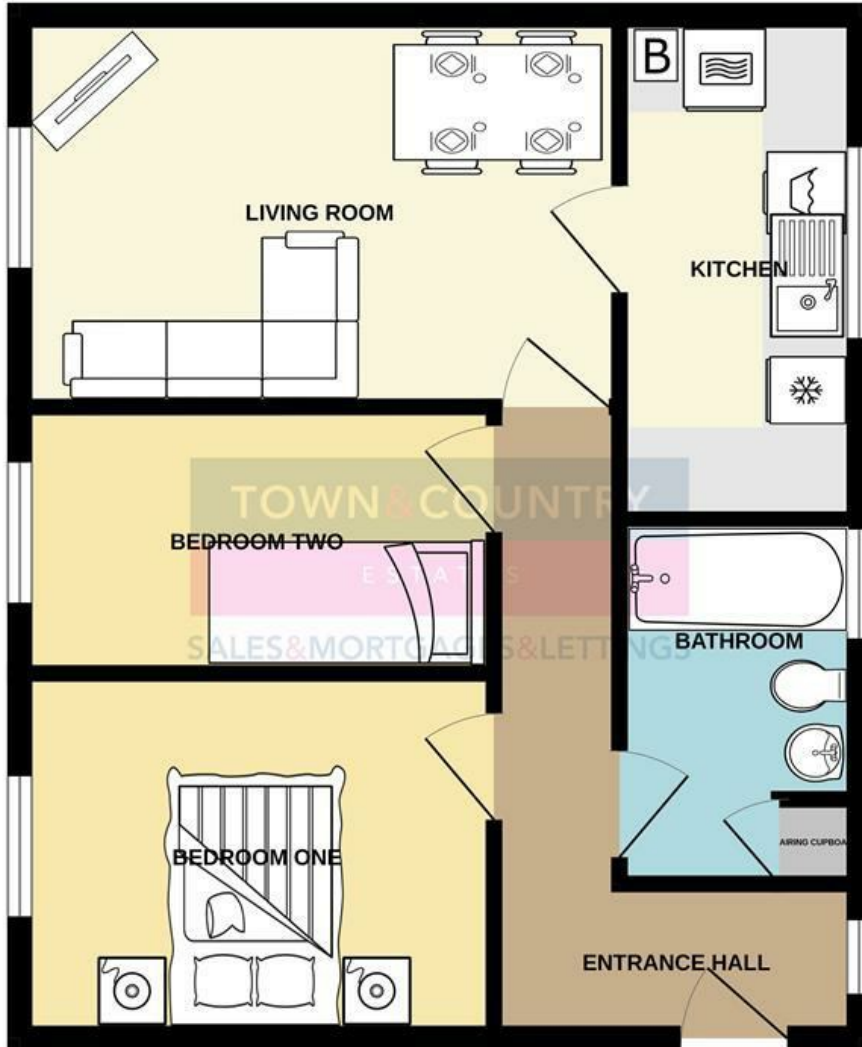


TOTAL FLOOR AREA : 472 sq.ft. (43.9 sq.m.) approx.

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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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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