



Wrights
01225 755553

Orchard Court, Orchard Road, Trowbridge, Wiltshire, BA14 7AW

£115,000

This well presented one bedroom first floor apartment is situated within walking distance to the town centre and railway station. Features includes a modern kitchen and bathroom, gas boiler for instant hot water, gas heaters, PVCu double glazing and one allocated parking space. Sold with the benefit of no onward chain. Ideal buy to let or first time buy!

Situation

The property is situated close to many local amenities including Trowbridge railway station and St Stephens Place Leisure Park, with an Odeon multiplex cinema and various popular bars and restaurants. The town centre of Trowbridge is also within easy reach, providing excellent shopping and leisure facilities, numerous cafes and restaurants.

Access to London by train is direct via Westbury (5 miles) and indirect via Trowbridge. The World Heritage City of Bath is also just 11 miles away, famed for its shopping, period buildings and many places of cultural interest.

The property comprises

Entrance Hall

With storage cupboard.

Lounge 14' 8" x 9' 3" (4.46m x 2.82m)

With wall mounted gas heater and PVCu double glazed window to the front. Opens into...

Kitchen 7' 10" x 5' 5" (2.38m x 1.65m)

With a range of eye level and base units, rolled edge worktops, sink/drain unit, freestanding cooker, space for fridge/freezer and washing machine and window to the rear.

Bedroom 11' 11" x 8' 5" (3.62m x 2.57m)

With gas heater, built in wardrobes and PVCu double glazed window to the front.

Bathroom

With white suite comprising low level w.c, pedestal hand basin and bath with shower over, extractor fan and obscured PVCu double glazed window to the rear.

Externally

One allocated parking space and further visitor spaces available.

Council tax

The property is currently in council tax band A with the rate payable for 2022/2023 being £1439.30.

Tenure

The property is sold as leasehold with a 999 year lease which commenced in 1989. Service charges are approximately £205 per quarter.

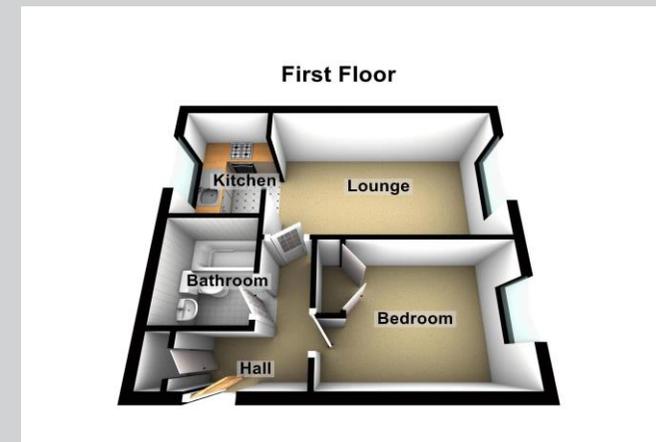


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A 24 Fore Street, Trowbridge, Wiltshire, BA14 8ER

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