



**Wrights**  
01225 755553

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

£115,000

This well presented one bedroom first floor apartment is well situated close to local amenities including St Stephens Place Cinema/restaurant complex, Trowbridge town centre and railway station.

Features include gas central heating, PVCu double glazing, spacious living space and allocated parking. Sold with the benefit of no onward chain.

### 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.



**Well-presented one bedroom apartment**

**First floor**

**Gas central heating and PVCu double glazing**

**Unfurnished**

**Allocated parking**

**Close to town centre**

**Walking distance to railway station**

**Close to Cinema/Restaurant complex**

**No onward Chain**



## The property comprises:

### Entrance Hall

With intercom phone and storage cupboard.

### Lounge 14' 10" x 9' 2" (4.51m x 2.80m)

With radiator, archway leading to kitchen and PVCu double glazed window to the front.

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

With a range of eye level and base units, rolled worktops and tiled splash back, stainless steel sink/drain, space for cooker and fridge/freezer, space and plumbing for washing machine, wall mounted gas combi boiler (fitted 2023) and PVCu double glazed window to the rear.

### Bedroom 1 11' 4" x 8' 4" (3.46m x 2.55m)

With radiator and PVCu double glazed window to the front.

### Bathroom

With suite comprising bath with electric shower over, low level W.C and pedestal hand basin, fully tiled floor and walls, wall mounted electric heater and obscured PVCu double glazed window to the rear.

## Externally

### Parking

The property benefits one allocated parking space to the rear.

### Tenure

The property is sold as leasehold with a 999 year lease which commenced in 1989. We have been informed that the ground rent and service charge is £1229.48 per annum. This is currently paid quarterly to the management company.

### Council Tax

The property is currently in council tax band A.

### Services

Mains gas, electricity, water and drainage are connected. The property is heated by a gas fired central heating boiler (fitted in 2023) to radiators. Please note that the Agent has not tested any appliances.

### Broadband

Super fast broadband is available (source - Ofcom) Predicted maximum download speed - 80 Mbps

### Mobile Phone Coverage

Outdoor coverage is likely - source Ofcom.



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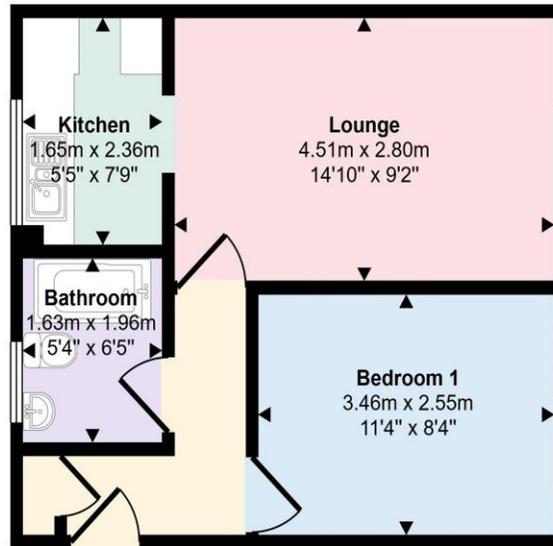


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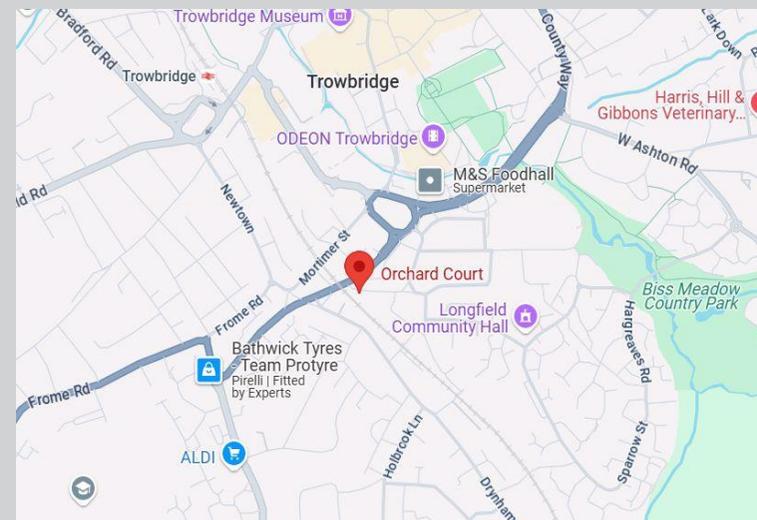
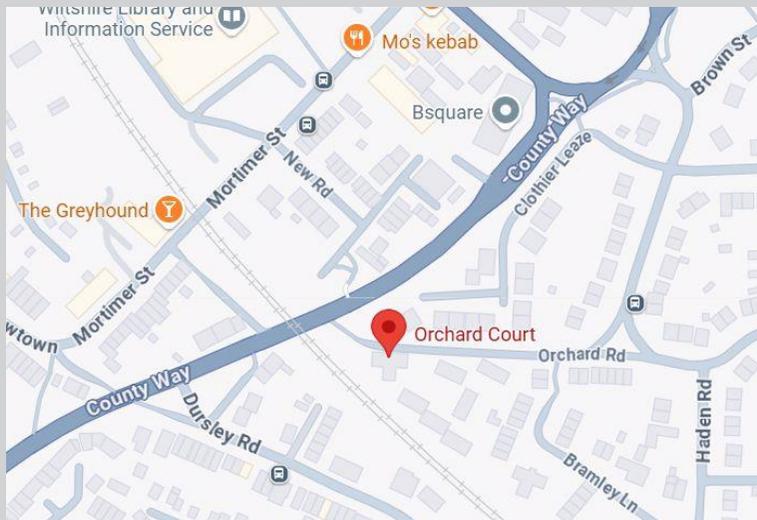
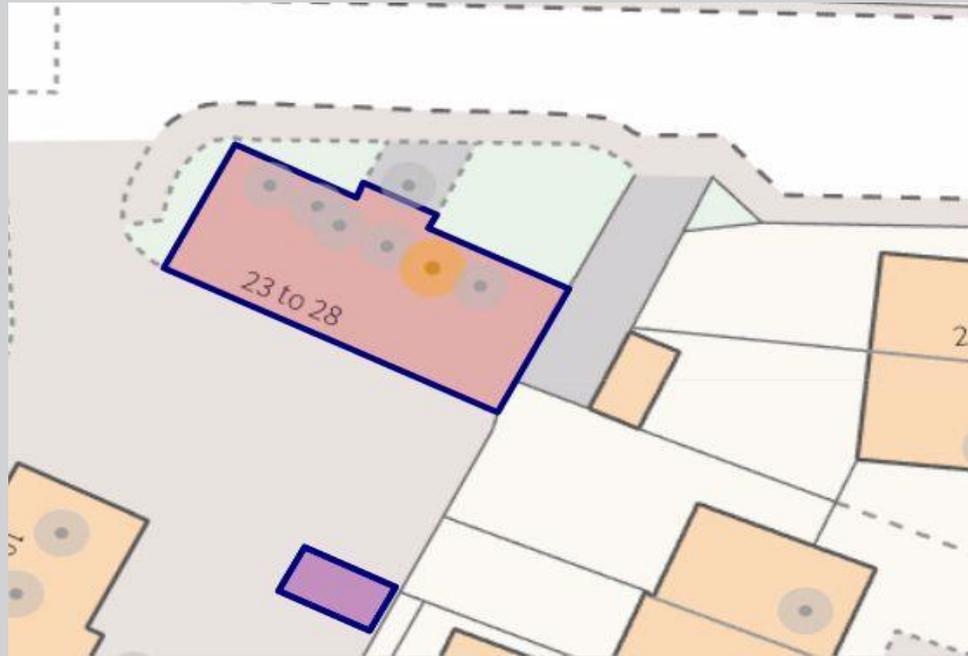
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Approx Gross Internal Area  
34 sq m / 369 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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### Disclaimer

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