



**Flat 27, Orchard Court Orchard Road**  
Trowbridge BA14 7AW

**Monthly Rental Of £700**



Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER  
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**Well presented one bedroom apartment**

**First floor**

**PVCu double glazing and gas central heating**

**Close to town centre**

**Walking distance to railway station**

**Allocated parking**

**Unfurnished**

**Available immediately**

**This well presented one bedroom first floor apartment is situated within easy reach of Trowbridge town centre and railway station. The property comprises a spacious lounge, kitchen, double bedroom and bathroom with shower over the bath. Features include PVCu double glazing, gas central heating and allocated parking. Available immediately, unfurnished.**

**The property comprises:**

**Entrance Hall**

With intercom phone and storage cupboard.

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

With wall mounted gas heater, television point and PVCu double glazed window to the front. Arch leading to...

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

With a range of matching 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 and PVCu double glazed window to the rear.

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

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

**Bathroom**

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

**Externally**

The property benefits one allocated parking space to the rear.

**Council tax**

The property is in council tax band A.

**Energy Performance**

The current EPC rating is C (73)

**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.



### First Floor

