





📍 10, Orchard Court Orchard Road, Trowbridge, BA14 7AW

🏠 Asking Price £115,000

A smartly presented, one double bedroom, first floor apartment with allocated parking space and its own front door, which is conveniently situated within walking distance of the train station and town centre amenities.

- Well Presented, First Floor Apartment
- One Double Bedroom
- Own Front Door
- UPVC Double Glazing
- Neutral Décor
- Allocated Parking Space
- Close To Train Station & Town Centre Amenities
- Ideal First Time Buy

🔑 Leasehold

🏠 EPC Rating C





A smartly presented, first floor apartment with allocated parking space and its own front door, which is conveniently situated within walking distance of the train station and town centre amenities.

The property benefits from neutral décor throughout and offers accommodation comprising; entrance hall with stairs to first floor, landing with access to loft space, good sized sitting/dining room with storage cupboard, kitchen with modern units and space for a small table, double bedroom and a bathroom with white suite.

To the front of the property there is an allocated parking space.

Further benefits include UPVC double glazing, gas heating and a long lease (approximately 965 years remaining).

#### **Situation**

The property forms part of a development built in the 1990's, which is situated on the edge of Trowbridge town centre. Trowbridge is the county town of Wiltshire offering a good range of retail, commercial and leisure facilities as well as a railway station which provides regular services to Salisbury and Southampton to the south and Bristol and Bath to the northwest. The main A350 and A36 are within a short distance of Trowbridge whilst Junction 17 of the M4 Motorway can be reached in approximately 30 minutes travelling time. Nearby towns and centres include Bradford on Avon (3 miles), Melksham (7 miles), Devizes (10 miles), Bath (10 miles) and Swindon (20 miles).

#### **Property Information**

EPC Rating; C

Council Tax Band: A

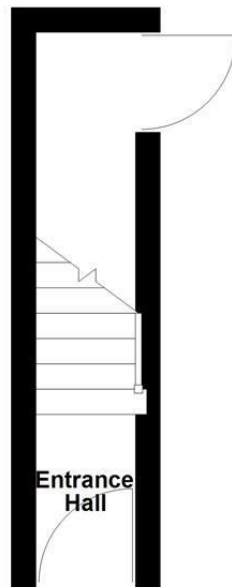
Services; Mains gas, electricity, water and drainage

Gas heating and double glazing

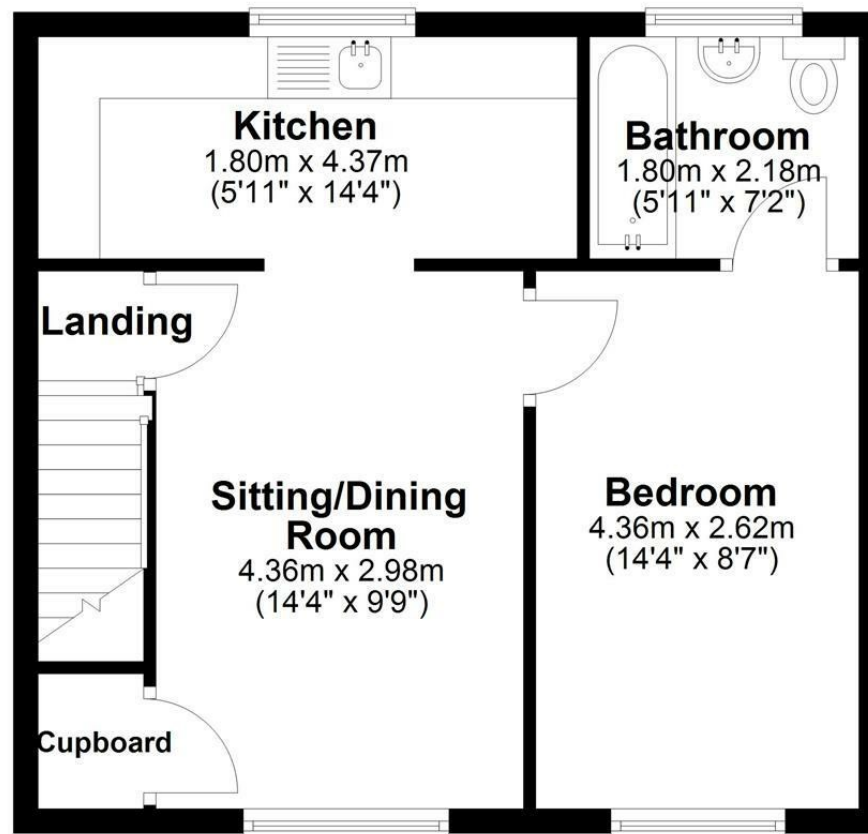
Tenure; Leasehold. The property benefits from the remainder of a 999 year lease which commenced in 1991. The management fees are approximately £1,229.60 per annum and there is no ground rent payable



**Ground Floor**  
Approx. 3.5 sq. metres (37.5 sq. feet)



**First Floor**  
Approx. 41.7 sq. metres (448.5 sq. feet)



Total area: approx. 45.1 sq. metres (486.0 sq. feet)

Disclaimer: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.