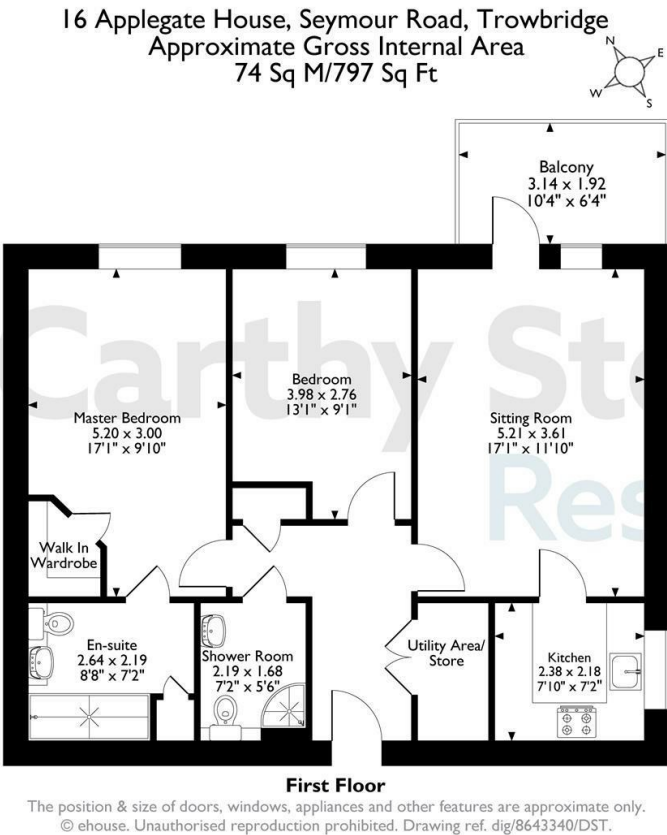


16 Applegate House

Seymour Road, Trowbridge, BA14 8LS



Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Asking price £250,000 Leasehold

Beautifully presented, dual aspect first floor retirement apartment with walk out balcony overlooking the landscaped communal gardens. Two double bedrooms. master with walk in wardrobe and en-suite shower room.  
\*Energy Efficient\* \*Pet Friendly\*

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# Applegate House, Seymour Road, Trowbridge

**Applegate House**  
Applegate House 'Retirement Living' development was constructed by award-winning McCarthy Stone to offer fantastic independent living opportunity for those aged over 60.

Living at Applegate House provides both Home Owners and family with the peace-of-mind provided by the day-to-day support of our house manager who oversees the smooth running of the development. All apartments are equipped with a 24-hour emergency call facility and sophisticated intercom system providing both an audio link to the main development entrance. Additionally there is also the excellent guest suite, widely used by visiting family and friends for which a small charge per night applies. The development enjoys excellent communal facilities including a super homeowners lounge, scooter store and landscaped gardens.

Applegate House has a wonderful friendly community feel, with a host of regular activities to enjoy thus making it really easy to meet new friends and to lead a busy and fulfilled life. Whilst there is something for everyone there is certainly no obligation to participate and home owners can 'dip in and out' of activities as they wish.

**The Local Area**  
The development is well positioned for local amenities with a convenience store just metres away, a large Sainsbury's within walking distance and a modern GP/health centre within a 5 minute walk. A public bus service stops directly outside the property with a regular service to the town centre as well as neighbouring towns and villages in the surrounding areas. The town centre itself is compact, making it easy to navigate and enjoy on foot. The historic Fore Street is located less than half a mile from the development and is the central shopping street for the town and a great place to browse and enjoy some retail therapy. For a larger selection of High street stores the Shires and Castle Place shopping centres can also be easily reached by public transport.

**Entrance Hall**  
With a solid oak-veneered entrance door with spy-hole, security intercom system that provides an audio link to the main development entrance door. Walk-in utility/store cupboard with light, shelving, Gledhill boiler supplying domestic hot water, Vent

Axia heat recovery unit and automatic washing machine. A further shallow cupboard houses the meters. A feature glazed panelled door leads to the living room.

**Living Room**  
A lovely, bright and a welcoming room courtesy of double-glazed opening door leading to a balcony with a pleasant outlook. A feature glazed double door leads to the kitchen.

**Balcony**  
A lovely place to sit out and relax, with room for a small table and chairs.

**Kitchen**  
With a double-glazed window. Excellent range of contemporary soft cream 'high-gloss' units with contrasting laminate worktop and matching upstands incorporating a stainless steel inset sink unit. Integrated appliances include; a four-ringed hob with a contemporary glazed splash-panel and stainless steel chimney extractor hood over, waist-level oven and concealed fridge, freezer and dishwasher. Ceiling spot light fitting, and tiled floor.

**Master Bedroom**  
An excellent double bedroom with double glazed window, walk-in wardrobe with auto-light, ample hanging space and shelving. Door to en-suite shower room.

**En-Suite Shower Room**  
Modern white suite comprising; walk-in shower with glazed screen, back-to-the wall WC with concealed cistern, vanity wash-basin with under sink cupboard and worksurface and mirror with integral light over. Ladder radiator, ceiling spot light fitting, extensively tiled walls and fully tiled floor.

**Bedroom Two**  
A further double bedroom with double glazed window.

**Shower Room**  
Modern white suite comprising; corner shower cubicle, back-to-the wall WC with concealed cistern, vanity wash-basin with under sink cupboard and worksurface and mirror with integral light over. Ladder radiator, ceiling spot light fitting, extensively tiled walls and fully tiled floor.

**Parking**  
Car parking is available with a yearly permit at a charge of around £250 per annum (subject to availability).

## 2 Bed | £250,000

**Additional Information & Services**  
• Full Fibre Broadband available  
• Mains water and electricity  
• Electric room heating  
• Mains drainage

**Service Charge**  
What your service charge pays for:

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Service Charge: £3,835.73 per annum (up to financial year end 30/06/2025).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs.  
(Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

**Leasehold**  
999 Year Lease from January 2018  
Ground Rent £495 per annum.

