



Wrights
01225 755553

Regal Court, Bythesea Road, Trowbridge, Wiltshire, BA14 8HJ

£110,000

This well presented and spacious one bedroom McCarthy and Stone retirement property is situated on the lower ground floor, with direct access to the garden.

The popular Regal Court development is situated within easy reach of Trowbridge town centre and all of its amenities and offers many facilities including emergency pull cords, on site manager, a lift service, spacious residents' lounge, laundry room, guest room, communal gardens, residents car park and various organised events.

Sold with the benefit of no onward chain.

Situation

The property is situated within easy reach of Trowbridge town centre, providing excellent shopping and leisure facilities, a multiplex cinema, numerous pubs and restaurants. Trowbridge railway station is also within easy walking distance.



One bedroom McCarthy and Stone retirement property

Direct access to a lovely courtyard garden

Situated within easy reach of the town centre

Recently update shower room

Recently updated hot water cylinder

Close to Laundry and Refuse Rooms

Emergency pull cords

On site manager

Large communal lounge with group events

Vacant possession with no onward chain



The property comprises

Entrance Hall

With large walk in storage cupboard housing hot water cylinder.

Lounge/Diner

17' 7" x 11' 3" (5.37m x 3.44m) max

With built in storage cupboard, Dimplex electric storage heater, PVCu double glazed window to the rear and PVCu door to the garden.

Kitchen

8' 8" x 5' 9" (2.64m x 1.74m)

With a range of eye level and base units, worktops with tiled splash backs, integrated electric oven and ceramic hob with extractor hood over, sink/drain unit, space for fridge/freezer and washing machine and PVCu double glazed window to the rear.

Bedroom

20' 4" x 8' 7" (6.19m x 2.61m) max

With built in wardrobes, Dimplex electric storage heater and PVCu double glazed window to the rear.

Shower room

With modern suite comprising quadrant shower enclosure with mains shower, hand basin with vanity unit and close coupled W.C, fully tiled walls, heated towel rail, wall mounted electric heater and extractor fan.

Council tax

The property is currently in council tax band C.

Energy Performance

Current energy rating: 70 - C Potential energy rating: 80 - C

Tenure

TENURE - The property is held on a 125 year lease from 2003.

Ground rent and Service Charges

There is currently an annual ground rent of £365 per annum and a service charge of £2809.44 per annum. The service charge includes maintenance of common areas, managers' salary, buildings insurance and water rates. On the future sale of the flat there is a 1% charge towards the improvement fund and a 1% charge to the management company.

Services

Mains electricity, water and drainage are connected. The property is heated by a electric storage heaters. Please note that the Agent has not tested any appliances.

Broadband

Superfast available (source - Ofcom) Predicted maximum download speed - 80Mbps

Mobile phone coverage

Both Indoor and Outdoor coverage are likely - source Ofcom



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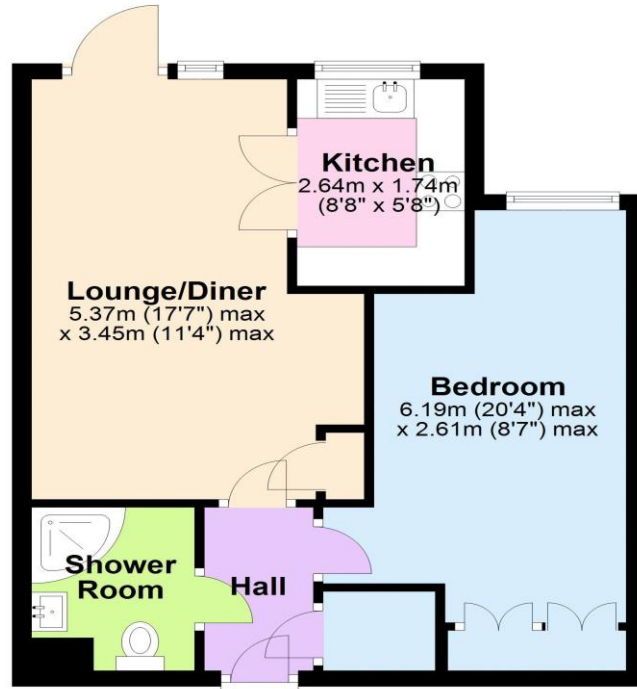
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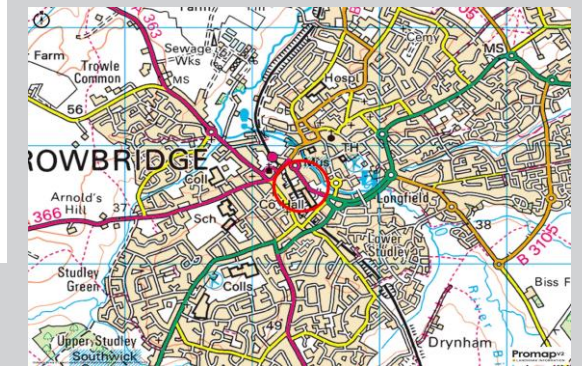
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Garden Floor

Approx. 44.2 sq. metres (475.6 sq. feet)



Total area: approx. 44.2 sq. metres (475.6 sq. feet)



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Disclaimer

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations: The Agent has not tested any apparatus, equipment, fixtures or fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically confirmed with the Vendor's solicitor. They may however be available by separate negotiation. The room sizes are approximate and only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.