



Wrights
01225 755553

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

£99,950

This well presented and spacious one bedroom first floor retirement flat is offered for sale within the popular Regal Court development on Bythesea Road, within easy reach of Trowbridge town centre and all of its amenities. The property is warden assisted and offers many facilities including emergency pull cords, 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.



One bedroom retirement apartment

Well presented and spacious

First floor

Upgraded electric heat retention radiators

Communal lift

Residents lounge

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.

Laundry Room

Warden controlled with pull cords

Close to town centre and railway station

Vacant possession with no onward chain



The property comprises

First Floor

Entrance Hall

With spacious airing cupboard housing electric boiler and cupboard housing electric metre and fuse box.

Lounge/Diner *10' 6" x 17' 9" (3.20m x 5.40m)*

Wook electric fire with surround, radiator and PVCu double glazed window.

Kitchen *7' 7" x 7' 3" (2.30m x 2.20m)*

With a range of eye level and base units, worktops with tiled splash backs, inset sink/drain unit, integrated electric oven and hob with extractor hood over, space for fridge and freezer, wall mounted electric heater and PVCu double glazed window.

Bedroom *8' 6" x 12' 6" (2.60m x 3.80m) into wardrobe*

With radiator, built in wardrobe and PVCu double glazed window.

Shower Room

With white suite comprising large shower enclosure with mains shower, low level W.C and hand basin with vanity unit, fully tiled walls and extractor fan.

Externally

The property offers communal gardens and off road parking within the residents car park.

Council tax

The property is currently in council tax band 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 £1272.57 six monthly. 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 electric heat retention radiators. Please note that the Agent has not tested any appliances.

Broadband

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

Mobile phone coverage

Both indoor and outdoor coverage are likely - source Ofcom.



Wrights
01225 755553

info@wrightsresidential.co.uk | www.wrightsresidential.co.uk

01225 755553

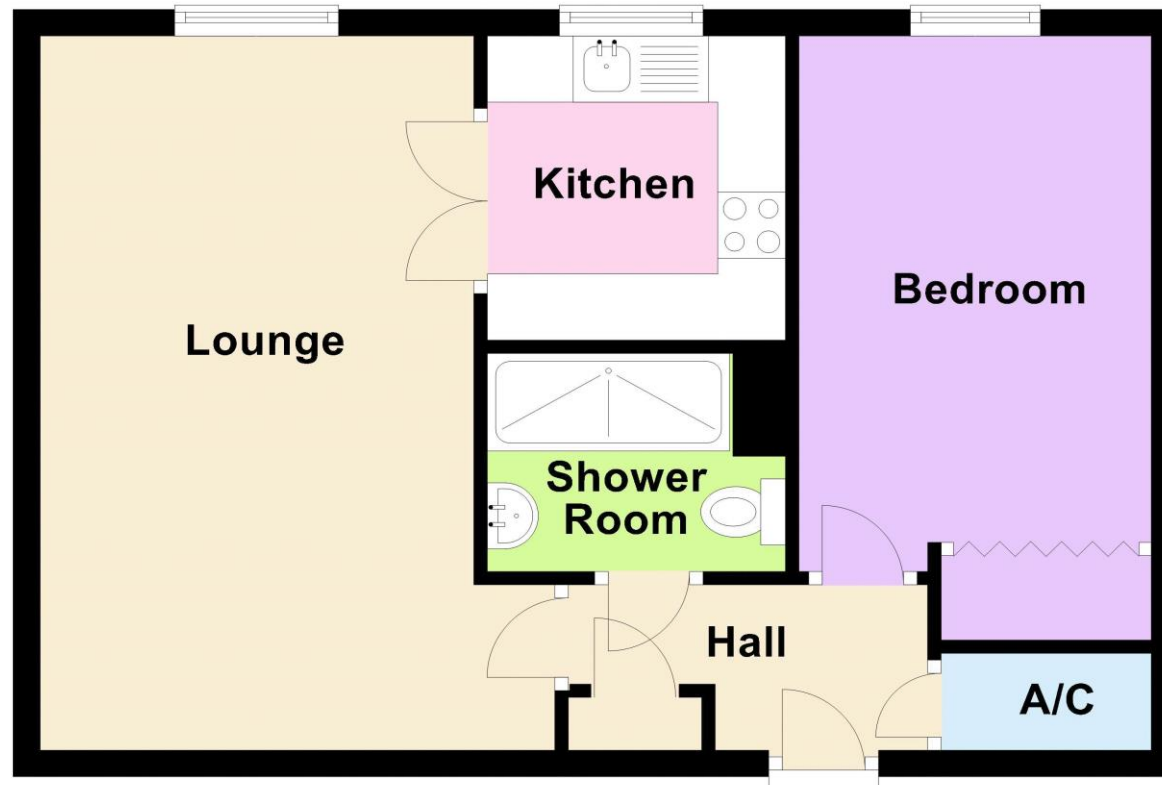


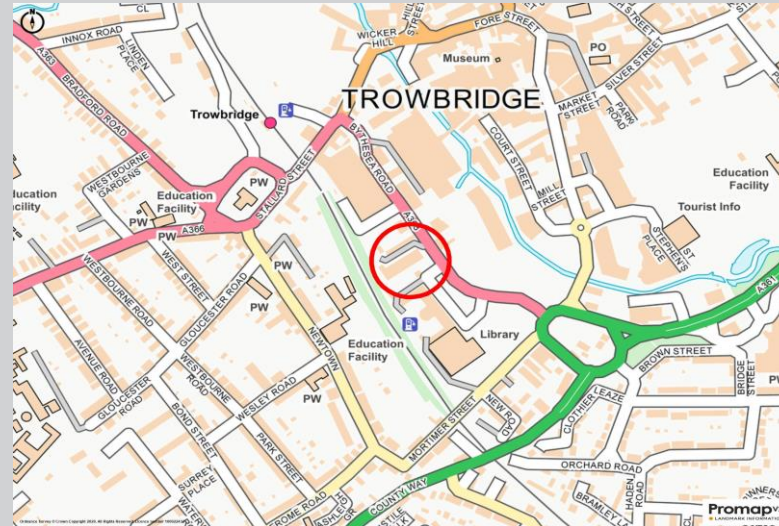
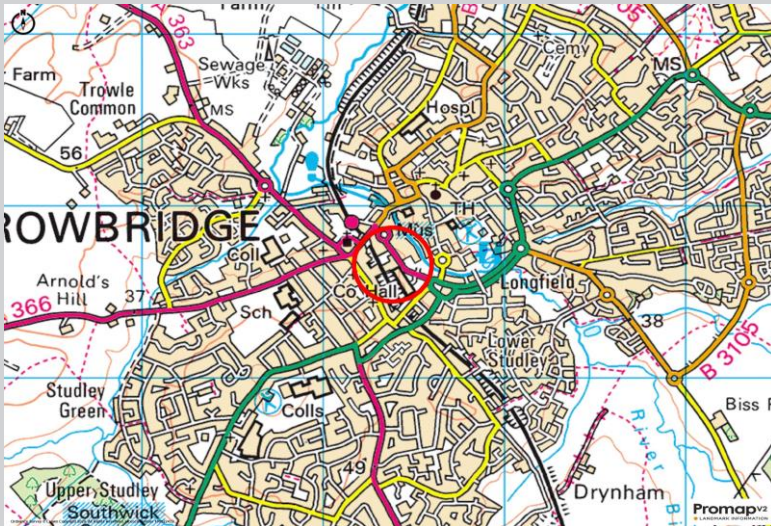
Wrights
01225 755553

info@wrightsresidential.co.uk | www.wrightsresidential.co.uk

01225 755553

First Floor







T 01225 755553

E info@wrightsresidential.co.uk

W www.wrightsresidential.co.uk

A 24 Fore Street, Trowbridge, Wiltshire, BA14 8ER

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.