



Wrights
01225 755553

Raleigh Court, Polebarn Road, Trowbridge, Wiltshire, BA14 7EF

£89,950

Wrights Residential are delighted to bring to the market this well presented and spacious one bedroom first floor retirement flat, within the popular Raleigh Court development.

The property is situated within easy reach of Trowbridge town centre and all of its amenities and offers many features including communal gardens, emergency pull cords, spacious residents' Lounge, guest room, communal gardens, residents car park and various organised events.

Sold with the benefit of no onward chain.



**One bedroom first floor
retirement apartment**

Emergency pull cords

Residents' lounge

Electric heating

Residents' car park

Situation

The property is situated close to many local amenities including Trowbridge railway station and the town centre, providing excellent shopping and leisure facilities, a multiplex cinema, numerous pubs and restaurants.

Access to London by train is direct via Westbury (approx 5 miles) and indirect via Trowbridge. The World Heritage City of Bath is just 15 miles away, famed for its shopping, period buildings and many places of cultural interest.

**Overlooking Trowbridge
town park**

**Within easy reach of Town
centre**

No onward chain



The property comprises

First Floor

Entrance Hall

With intercom phone, airing cupboard housing hot water cylinder and additional storage cupboard.

Lounge *13' 10" x 11' 5" (4.22m x 3.47m)*

With wall mounted electric night storage heater, wall mounted electric fire and PVCu double glazed window overlooking the park.

Kitchen *6' 9" x 7' 5" (2.06m x 2.26m)*

With a range of eye level and base units, worktops with tiled splash backs, space for electric cooker with extractor hood over, space for fridge/freezer and washing machine and inset sink/drain unit.

Bedroom *14' 11" x 9' 7" (4.55m x 2.92m)*

With wall mounted electric heater, built in wardrobe and PVCu double glazed window overlooking the park.

Shower Room

With white suite comprising shower enclosure with electric shower, low level W.C and pedestal hand basin, heated towel rail, wall mounted electric heater and extractor fan.

Externally

The property comes with communal gardens and a residents car park.

Council tax

The property is currently in band B.

Tenure

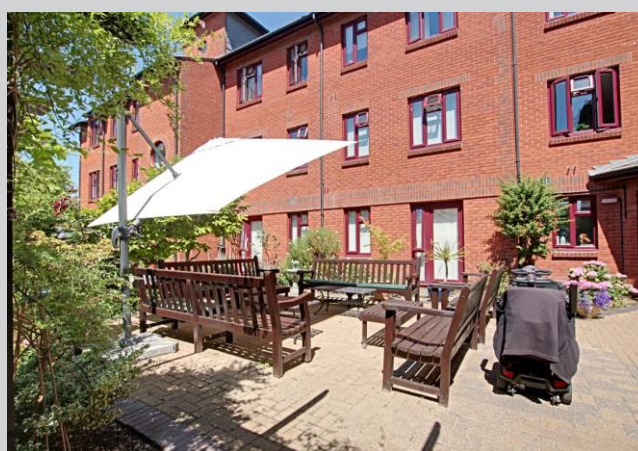
The property is sold with a 99 year lease which commenced in 1987, there is 62 years remaining.

Ground rent and service charges

The maintenance charge is currently £2,617.44, which covers the on site resident manager, buildings insurance and maintenance of all internal and external areas including lighting, heating, garden maintenance and window cleaning of all external windows. The ground rent is also included within these charges.

General information

Raleigh Court is an extremely popular retirement development situated overlooking Trowbridge town Park. The property benefits from a residents day lounge, a communal lift and a short stay guest suite, which is available to friends/family of residents for a modest charge. All of the apartments have a pull cord alarm in each room, connecting to either the on site resident manager or, during out of hours emergencies, to the management company's call centre, providing extra peace of mind for the residents.



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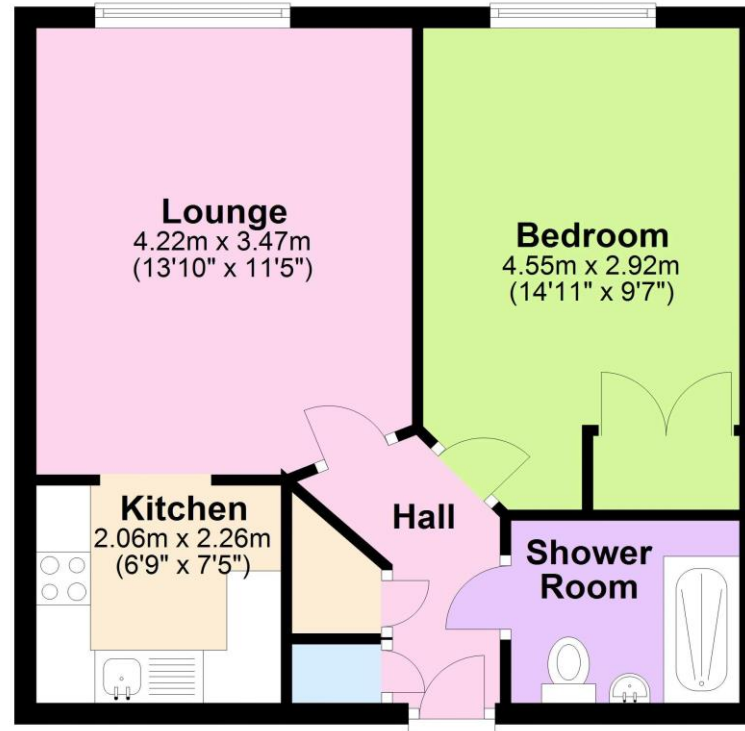
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First Floor

Approx. 41.4 sq. metres (445.4 sq. feet)



Total area: approx. 41.4 sq. metres (445.4 sq. feet)





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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 and 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.