



Wrights
01225 755553

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

£100,000

Wrights Residential are delighted to bring to the market this well presented and spacious one bedroom retirement flat, within the popular Regal Court development on Bythesea Road, within easy reach of Trowbridge town centre and all of its amenities.

The property 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.

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.



**Spacious one bedroom
retirement apartment**

First floor

Communal lift

Residents lounge

Laundry Room

Emergency pull cords

**Close to town centre and
railway station**

**Vacant possession with
no onward chain**



The property comprises

Hallway

With large storage cupboard.

Lounge/Diner

17' 8" x 13' 6" (5.39m x 4.11m) max

With electric night storage heater, electric fire with surround, coved ceiling and PVCu double glazed door to juliet balcony.

Kitchen

8' 11" x 5' 9" (2.73m x 1.75m)

With a range of eye level and base units, rolled edge worktop with tiled splashbacks, integrated eye level oven and four ring ceramic hob with extractor fan over and sink/drainage unit.

Bedroom

13' 5" x 8' 10" (4.10m x 2.69m)

With electric storage heater, coved ceiling, built in wardrobe and PVCu double glazed window.

Shower Room

With suite comprising large shower enclosure with mains shower, hand basin with vanity unit, low level w.c, heated towel rail, coved ceiling, fully tiled walls and airing cupboard.

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 £1380.35 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.



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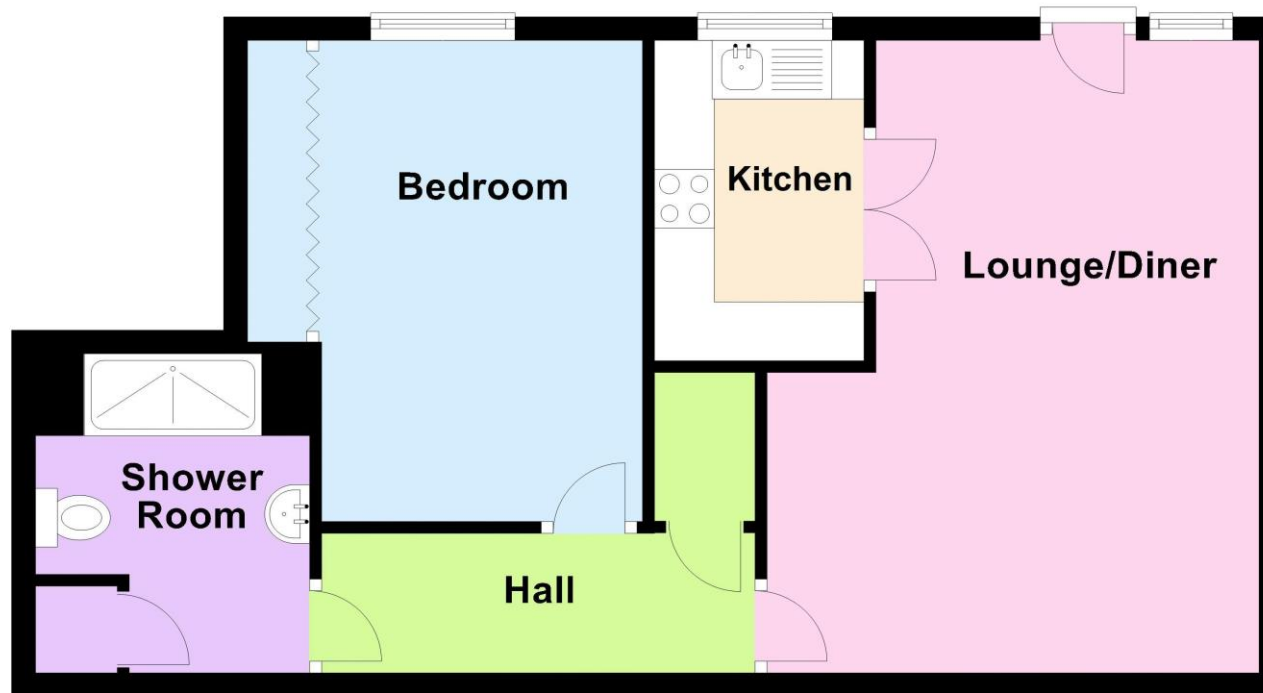
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Ground Floor

Approx. 50.4 sq. metres (542.0 sq. feet)



Total area: approx. 50.4 sq. metres (542.0 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.