



**Wrights**  
01225 755553

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

£92,000

Wrights Residential are delighted to bring to the market this well presented and spacious one bedroom first floor 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

### 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, wall mounted electric storage heater and PVCu double glazed window.

### 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/drainage unit, space for fridge and washing machine and PVCu double glazed window.

### Bedroom

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

With built in wardrobe, wall mounted electric storage heater and PVCu double glazed window.

### Shower Room

With suite comprising large shower enclosure with mains shower, hand basin with vanity unit and close coupled E.C, fully tiled walls, extractor fan and wall mounted electric heater.

## 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 £1504.92 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.



EXCLUSIVE MORTGAGE  
ADVICE FOR WRIGHTS  
RESIDENTIAL WITH

**GEM  
MORTGAGES**

Gemma Coleman  
Telephone 01225 755553  
Mobile: 07717 749944  
Email: [gemma@gemmortgages.co.uk](mailto:gemma@gemmortgages.co.uk)

CALL NOW FOR FREE MORTGAGE  
ADVICE THAT YOU CAN TRUST



**Wrights**  
01225 755553

[info@wrightsresidential.co.uk](mailto:info@wrightsresidential.co.uk) | [www.wrightsresidential.co.uk](http://www.wrightsresidential.co.uk)

01225 755553

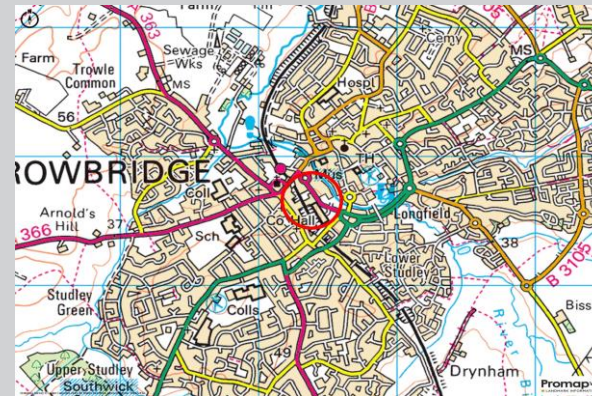


### First Floor

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



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





01225 755553

info@wrightsresidential.co.uk

www.wrightsresidential.co.uk

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.