



47 Raleigh Court Polebarn Road Trowbridge BA14 7EF

- Refurbished Two Bedroom Top Floor Retirement Apartment
- Dual Aspect Lounge/Dining Room with Views
- Plenty of Storage & New Flooring Throughout
- Electric Heating with Replacement Cylinder
- Communal Lounge, Kitchen, Gardens & Parking
- Purpose Built Development, Close to Park & Town Centre Amenities
- Refitted Kitchen & Updated Shower Room
- UPVC Double Glazing
- Lifeline System & Warden Controlled
- No Onward Chain

Guide Price £122,500



ACCOMMODATION

All measurements are approximate

Hallway

Storage heater. Emergency Lifeline pull-cord. Entry phone. Smoke detector. Fuse box. Coving. Access to loft space. Doors off and into: linen cupboard with shelving and large airing/storage cupboard housing newly fitted water cylinder and shelving.

Lounge/Dining Room

15'8 x 10'3 (4.78m x 3.12m)

UPVC double glazed windows to the front and side. Storage heater. Telephone, television and satellite points. Emergency Lifeline pull-cord. Door to the:

Refitted Kitchen

11'7 x 5'9 (3.53m x 1.75m)

UPVC double glazed window to the side. Electric heater. Range of shaker style wall, base and drawer units with metro tiled surrounds and wood effect rolled top work surfaces. Stainless steel single sink drainer unit with mixer tap. Built-in stainless steel electric oven and four-ring hob with glass splash-back and extractor hood over. Plumbing for washing machine. Space for fridge/freezer. Microwave included. Wood effect flooring. Emergency Lifeline pull-cord.

Bedroom One

12'7 x 8'2 (3.84m x 2.49m)
UPVC double glazed window to the front.
Electric heater. Built-in double wardrobe.
Telephone point. Emergency Lifeline pull-cord.

Bedroom Two

12'6 x 6'6 (3.81m x 1.98m)
UPVC double glazed window to the front.
Electric heater. Emergency Lifeline pull-cord.

Updated Shower Room

Electric fan heater. Three piece white suite with part tiled surround comprising double shower cubicle with electric shower over and sliding doors enclosing, pedestal wash hand basin and w/c with dual push flush. Shaving point and light. Extractor fan. Emergency lifeline pull cord. Wall mounted mirror. Wood effect flooring. Laminate work top/shelf.

EXTERNALLY

Communal Grounds

There are attractive and well maintained communal gardens with block paved seating area and walk-ways with pergola over; and well stocked flower and shrub borders and trees.

Communal Parking

First come, first served basis.

Communal Facilities

Communal Lounge with kitchen off and doors leading to communal gardens. A furnished guest room to allow visitors to stay overnight is available subject to booking and availability at a charge. The apartments benefit from the service of an estate manager who is available to respond to the emergency alarm call system installed in the apartment. This is backed up by a 24-hour automatic system, should the manager be off duty. The resident manager oversees the day to day running and maintenance of the property and it's grounds, thus providing security and peace of mind.

PLEASE NOTE:

The occupier or their partner must be at least 55 years of age to qualify for residency.

LEASEHOLD:

69 years remaining.

GROUND RENT:

£70pa

SERVICE CHARGES:

An annual maintenance of £2,617.44 is payable to Hanover Property Management Services Ltd and covers the on-site resident manager, buildings insurance and maintenance of all internal And external areas including lighting, heating, garden maintenance and cleaning of all external windows.



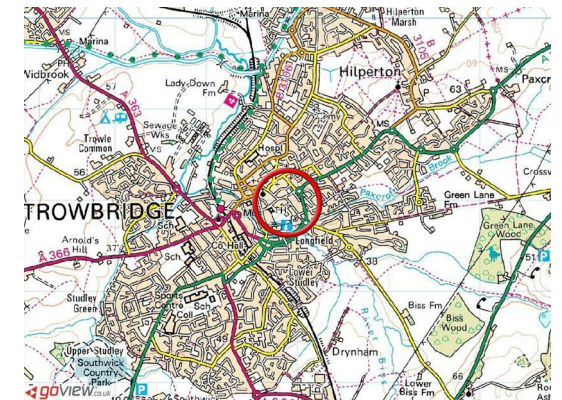
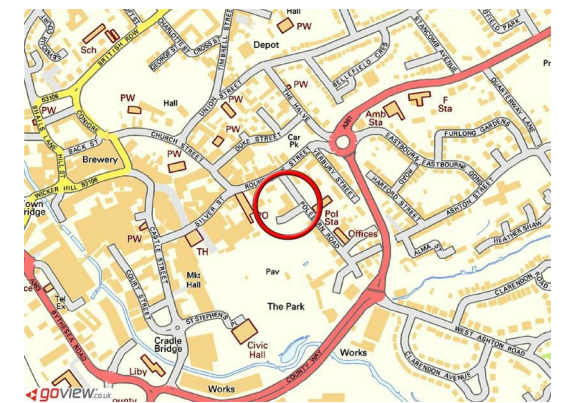
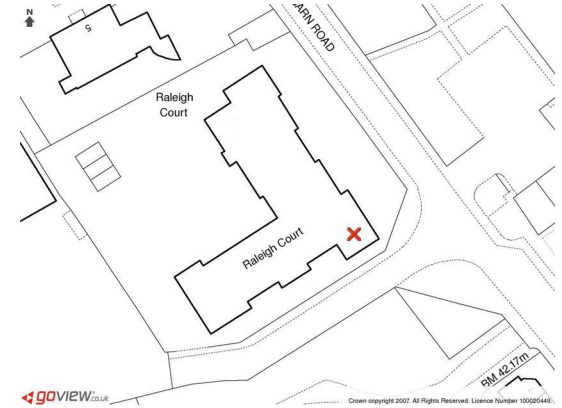
Tenure **Leasehold**
Council Tax Band **B**
EPC Rating **D**

Top Floor

Approx. 52.2 sq. metres (561.5 sq. feet)



Total area: approx. 52.2 sq. metres (561.5 sq. feet)




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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.