



## 35 Raleigh Court Polebarn Road Trowbridge BA14 7EF

A well-presented and newly carpeted, second floor warden controlled retirement apartment situated within the well regarded Raleigh Court development boasting views across Trowbridge park and situated close to the town centre, cinema/restaurant complex and shops. The modern interior boasts entrance hall, living/dining room, refitted kitchen with Bosch appliances, double bedroom with built in wardrobe, refitted bath/shower room and large store cupboard. Additional features include uPVC double glazing, electric heating, communal meeting room/lounge, communal kitchen, well-tended grounds and communal parking spaces. The property is sold with the added benefit of no chain and viewing is highly recommended.

**Offers Over £90,000**







## ACCOMMODATION

All measurements are approximate

### Communal Entrance

This retirement complex boasts two secured entrances, one from Polebarn Road and one at the rear via the car park & gardens. Lifts to all floors and two stair cases. Access to communal day room and kitchen. Wardens office.

## SECOND FLOOR

### Hallway

Storage heater. Emergency pull-cord. Entry phone. Smoke detector. Fuse box. Doors off and into: airing cupboard with hot water tank and shelving.

### Living/Dining Room

14'9 x 10'0 (4.50m x 3.05m)

UPVC double glazed window to the side overlooking the park. Feature electric fireplace. Television and telephone points. Emergency pull-cord. Door to walk-in cupboard with light and coat hooks. Doorway to the:

### Refitted Kitchen

10'0 x 5'6 (3.05m x 1.68m)

UPVC double glazed window to the side overlooking the park. Range of modern wall, base and drawer units with laminate work tops and splash-backs. Stainless steel single sink drainer unit with mixer tap. Built-in stainless steel Bosch electric oven and four-ring hob with extractor over. Bosch washing machine, tumble dryer and fridge/freezer remaining. Vinyl flooring.

### Bedroom

11'8 x 9'9 (3.56m x 2.97m)

UPVC double glazed window to the side over-looking the park. Electric heater. Built-in wardrobe with double doors enclosing. Telephone point. Emergency pull-cord.

### Refitted Bathroom

Electric fan heater. Three piece suite with aqua-board surrounds comprising small panelled bath with seat and shower mixer tap, wash hand basin with cupboard under and w/c with enclosed cistern and dual push flush. Shaving point and light. Extractor fan. Emergency pull cord. Sealed vinyl flooring. Mirrored cabinet with light over.

### 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

Good sized communal day room 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.

#### AGENTS NOTE:

The electrical consumer unit was upgraded by SOS electrical in July 2015.

#### LEASEHOLD:

69 years remaining.

#### GROUND RENT:

£70.60pa

#### SERVICE CHARGES:

Currently £218.12pcm increasing to £248.08pcm in April 2025. Payable to Anchor Hanover 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 **B**

## Second Floor

Approx. 43.7 sq. metres (470.0 sq. feet)



Total area: approx. 43.7 sq. metres (470.0 sq. feet)



**KINGSTONS**

**Trowbridge Office**

5C-5D Fore Street, Wiltshire,  
BA14 8HD

### Contact

01225 777720  
sales@kingstonstrowbridge.co.uk  
kingstonstrowbridge.co.uk

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.

