



## 8 Raleigh Court Polebarn Road

Trowbridge BA14 7EF

- Ground Floor Retirement Apartment with Own Entrance
- Living/Dining Room
- Double Bedroom with Built-in Wardrobes
- UPVC D/G & Electric Heating
- Communal Lounge, Kitchen, Gardens & Parking
- Purpose Built Development, Close to Park & Town Centre Amenities
- Kitchen & Shower Room
- Plenty of Storage
- Lifeline System & Warden Controlled
- No Onward Chain

**Offers Over £100,000**





### **Hallway**

Storage heater. Emergency Lifeline pull-cord. Entry phone. Smoke detector. Fuse box. Coving. Doors off and into: large linen cupboard with shelving.

### **Living/Dining Room**

14'8 x 9'10 (4.47m x 3.00m)

UPVC double glazed window and door to the rear onto communal gardens. Two electric heaters. Telephone, television and satellite points. Emergency Lifeline pull-cord. Door to large storage cupboard with shelving, power points and light. Doorway to the:

### **Kitchen**

9'9 x 5'4 (2.97m x 1.63m)

UPVC double glazed window to the rear overlooking the communal gardens. Selection of wall and base mounted units with tiled surrounds and rolled top work surfaces. Stainless steel single sink drainer unit. Electric cooker with extractor hood over. Plumbing for washing machine. Space for fridge/freezer. Emergency Lifeline pull-cord. Vinyl flooring.

### **Bedroom**

11'6 x 9'8 (3.51m x 2.95m)

UPVC double glazed window to the rear overlooking the communal gardens. Two built-in double wardrobes and set of drawers. Telephone and television points. Emergency Lifeline pull-cord.



### **Shower Room**

Electric heated towel rail and fan heater. Three piece suite with part tiled surround comprising shower cubicle with electric shower over and doors enclosing, wash hand basin with cupboard under and w/c. Shaving point. Extractor fan. Emergency lifeline pull cord. Wall mounted mirrored cabinet. Vinyl flooring.

### **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:**

99 years from 1987 - 62 years remaining

### **GROUND RENT:**

£70pa

### **MANAGEMENT CHARGE;**

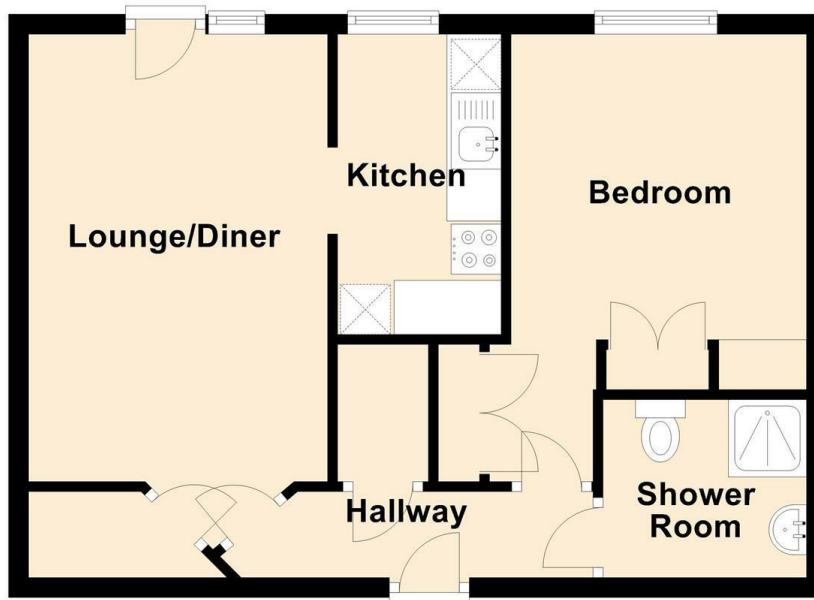
A monthly maintenance of £218.12 is payable to Hanover Property Management Services Ltd and covers the on-site resident manager, buildings insurance and maintenance of all internal and external areas including lighting, heating, garden maintenance and cleaning of all external windows.



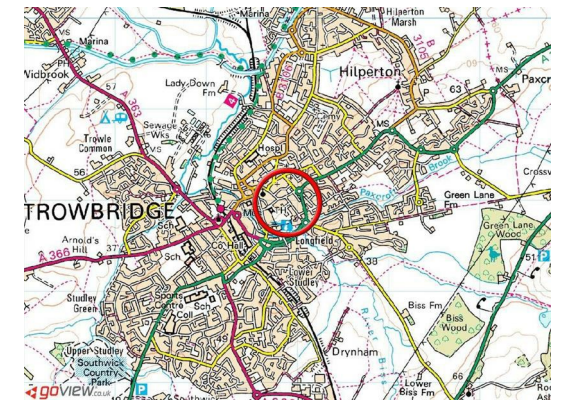
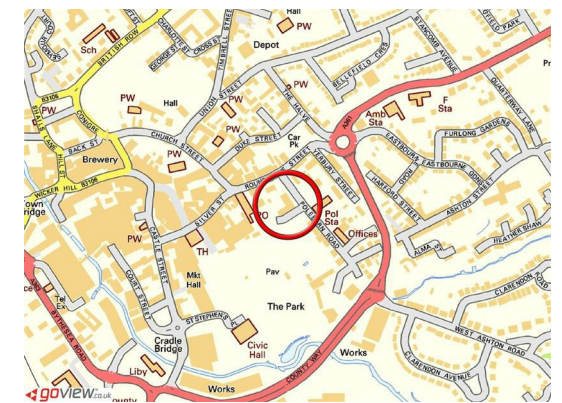
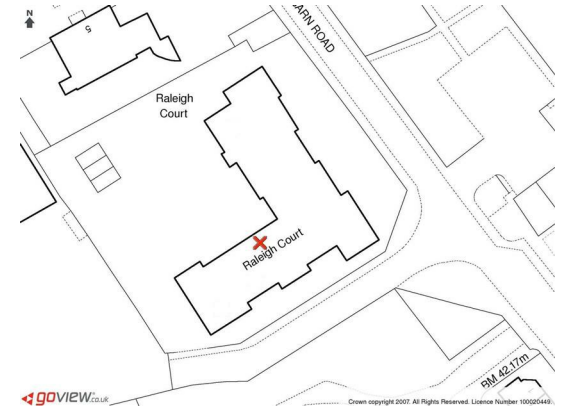
Tenure **Leasehold**  
Council Tax Band **B**  
EPC Rating **C**

## Ground Floor

Approx. 42.3 sq. metres (455.5 sq. feet)



Total area: approx. 42.3 sq. metres (455.5 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.