

**TOWN & COUNTRY**  
ESTATES



**21 Florence Court, Trowbridge, Wiltshire BA14 0FH**

**£120,000**

## LOCATION

Florence Court is situated close to Bradley Road with access from Rutland Crescent. There is a number of local convenience stores and bus routes. Trowbridge itself offers busy town centre shopping, cinema complex with restaurants and a train station with direct links to Bath, Bristol and beyond.

## DESCRIPTION

**\*SHARED PURCHASE AT 75% \* NO ONWARD CHAIN\*** A spacious two double bedroom first floor apartment, specifically designed for the needs of the elderly, including those needing extra care.

The development was opened in June 2011 and offers forty wheelchair accessible units, with stairs and a lift, run by the BPHA (Bedfordshire Pilgrims Housing Association) and The Orders of St John Care Trust.

Included within the monthly charge are all utility bills and a very good range of facilities having a resident's lounge, library, hair salon, laundry room, bathroom with lift for assisted bathing, activity room and other amenities.

Florence Court is well located just off of Bradley Road, close to an Aldi super market and bus service. The development offers ample parking and lovely grounds with lawns and seating areas. This accommodation comprises an entrance hall, living room, separate kitchen, two double bedrooms, wet room and cloakroom toilet.

## ENTRANCE HALL

In the entrance hall you will find a telephone intercom, emergency intercom system and doors to all rooms and the airing cupboard.

## KITCHEN

10'5" x 9'2"

While a lot of the apartments within the complex have a kitchen off of the living room, this property benefits a separate kitchen, with a window to the front, a range of matching base and wall units with rolled top worksurfaces, sink unit with chrome mixer tap, tiled splash backs, built in high level oven, inset ceramic hob with extractor and light over, plumbing for a washing machine and an extractor fan. Including in the sale is the fridge freezer and dish washer (both new in 2018).

## LIVING ROOM

14'5" x 11'5"

The living room has a window and door with Juliet balcony overlooking the rear garden, a TV point, telephone point, two wall lights and a radiator.

## BEDROOM ONE

13'1" x 12'1"

There is a window to the rear, TV point and radiator.

## BEDROOM TWO

angular room 15'8" max x 11'5" max

Bedroom two has a window to the rear and a radiator.



## WET ROOM

In the wet room you will find a low level w.c, basin, mains shower, shaving socket, radiator and extractor fan.

## CLOAKROOM

Low level w.c, basin and extractor fan.

## EXTERIOR

## COMMUNAL GARDENS

Well kept communal gardens surround the property.

## PARKING

Communal parking area to the front.

## LEASE INFORMATION

Self-funded Core Care Charge – £46.58 per week for the 24 hour emergency call pendant which covers for a carer to be on site 24/7 - Compulsory Self-funded care per hour – 25.40 (£6.35 for 15 minutes) x 5 hours minimum per week £127.00 - Optional

Service Maintenance Charge - £613.99 per calendar month (April 2024- March 2025) covering all utilities (electricity, gas & water), property insurance and maintenance & cleaning of all communal spaces & equipment. - Compulsory 125 year lease from 2014.

## ADDITIONAL INFORMATION

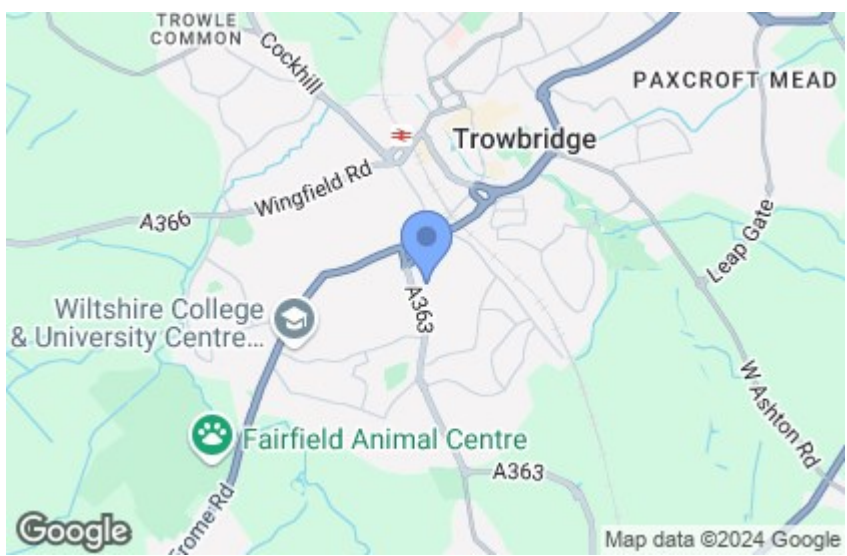
Council Tax Band - C

Shared Ownership for the over 55's

Whether you are retired, planning for your future or downsizing, where you live and quality of life is important. Florence Court provides you with the privacy of your own apartment but with the sense of community.

To progress purchase of the property, applicants will be required to have a sale agreed on their current property (if applicable) and have passed the necessary housing association checks.

The association will carry out an affordability assessment on any interested applicants and this will also be subject to care assessment.







## APARTMENT PLAN



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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