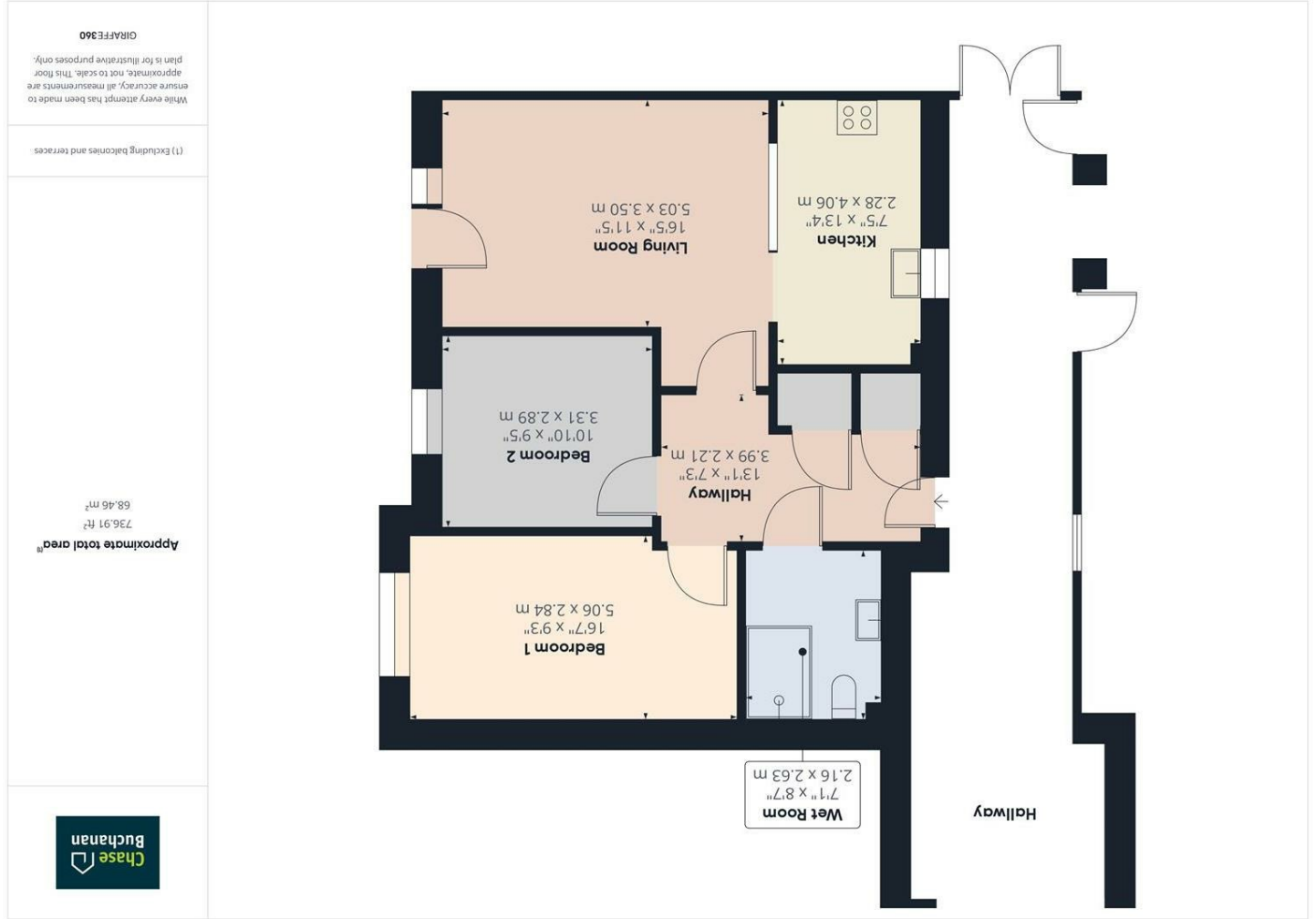
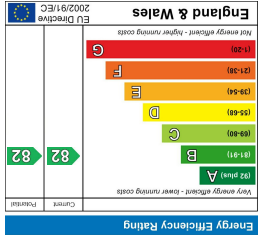




IMPORTANT NOTICE
These particulars, the information and measurements contained herein, are given as a guide only and do not constitute any part of an offer or contract. Prospective tenants/purchasers should not rely upon the particulars as statements or representations of fact and must satisfy themselves by inspection as to their accuracy. No person in the employment of Chase Buchanan has authority to make or give any representation or warranty about this property. These details were prepared on the date stated and are subject to future amendment.

Code of Practice
The Code of Practice on commercial leases recommends you seek professional advice from a qualified Surveyor, Solicitor or a Licensed Conveyancer before agreeing or signing a business tenancy agreement. The code is available from professional institutions and trade associations or through the website www.leasebusinesspremisses.co.uk

Asbestos Regulations
It is the responsibility of the owner or tenant of the property, and anyone who has control over it (CAR 2006). The detection of asbestos and asbestos related compounds is beyond the scope of and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2006 (CAR 2006). The detection of asbestos and asbestos related compounds is beyond the scope of Chase Buchanan and accordingly we recommend you obtain advice from a specialist source.



27 Florence Court
Rutland Crescent, Trowbridge, Wiltshire,
BA14 0FH
£115,000

- Retirement Extra Care Development in Central Location
- Open Plan Kitchen/Living Room with Juliet Balcony
- Ground Rent & Service Charges Apply
- Leasehold - 75% Shared Ownership
- No Onward Chain
- First Floor Two Double Bedrooms and Wet Room
- 24hr On-Site Care Staff
- Service Charges inclusive Gas, Electric & Water supply
- EPC Rating B
- St Johns Care Trust



SITUATION

Florence Court is situated close to Bradley Road with access from Rutland Crescent and approximately half a mile to the west of the town centre. There are local shops nearby and the town centre which is within easy walking distance offers an excellent range of shopping, leisure and educational amenities.

DESCRIPTION

This bright and light flat is located on the first floor at the front of the building overlooking the main entrance. The lift and stairs are very close by giving easy access to the communal areas and entrance.

Florence Court is an exceptional extra care housing scheme run by the Bedfordshire Pilgrim Housing Association and is run by The Order of St Johns Care Trust. It is specifically designed for the needs of the elderly including those needing extra care.

There are 40 two bedroom apartments in the scheme which combine affordable homes to rent and shared ownership properties offering a wide range of services including on site care staff, non residential manager and full alarm system.

Prospective buyers should be over 55, live in the area or have a local connection, and need to have a minimum care requirement. Applications are subject to approval from BPHA.

There are social and community activities and the development includes a hair salon, treatment room, TV lounge area, library and games room. There are facilities and charging points for mobility scooters, extensive well maintained gardens and parking for residents and visitors.

The development was opened in June 2011 and provides well planned and well insulated accommodation with spacious communal areas and living space.

DIRECTIONS

From the centre of Trowbridge take the Bradley/Westbury Road and turn left into Rutland Crescent. The entrance to Florence Court will be found on the left hand side.

ACCOMMODATION

COMMUNAL ENTRANCE HALL

Secure entrance system. Lift service to all floors.

ENTRANCE HALL

With coved ceiling. Linen cupboard. Storage cupboard. Radiator.

SITTING ROOM

11'4" x 16'4" plus door recess (3.45 x 4.98 plus door recess)
Double glazed door to Juliet balcony. Coved ceiling. TV point. Telephone point. Two wall lights. Radiator.

KITCHEN

13'2" x 7'4" (4.01 x 2.24)
Being fitted with an extensive range of matching wall and base units with rolled edge laminated worktops and tiled splashbacks. Stainless steel single drainer sink unit, four ring electric hob with extractor hood over and eye level oven. Coved ceiling. Internal window to the communal passage way.

BEDROOM ONE

9'2" x 10'9" (2.79 x 3.28)
With coved ceiling. Window to the front. Radiator.

BEDROOM TWO

9'5" x 10'9" (2.87 x 3.28)
With coved ceiling. Window to the front. Radiator.

WET ROOM

8'7" x 7'0" (2.62 x 2.13)
The wet room comprises shower area, low level wc and wash hand basin with tiled splashbacks. Resistant flooring. Extractor fan. Wall light. Shaver point. Radiator.

EXTERNALLY

FRONT

In front of the building is a generous parking area for visitors and residents. There is pedestrian access for the residents to the side of Florence Court leading directly onto Bradley Road opposite Aldi Supermarket.

REAR COMMUNAL GARDEN

There are well maintained and spacious grounds including lawn areas, paved areas with seating and shrub borders.

TENURE

The property is Leasehold. Our clients are selling a 75% share of the title. The lease is from June 2011 for 125 years.

CHARGES

The service charge is £613.99 per calendar month which includes gas, electricity and water bills for each apartment. The maintenance and cleaning of communal areas are also included.

The Order of St Johns core care charge is approximately £46.58 per week for the 24 hour emergency call pendant and a 24/7 onsite carer. Plus 5 hours care per week at £127.00 - £25.40 per hour.

There is an assignment and admin fee on resale.

COUNCIL TAX

The property is in Band C with the amount payable for 2024/25 being £2612.31

SERVICES

Main services of electricity, gas, water and drainage are connected.

VIEWINGS

To arrange a viewing please call 01225 341504 or email trowbridge@chasebuchanan.co.uk

CODE

10777 11/04/2024

