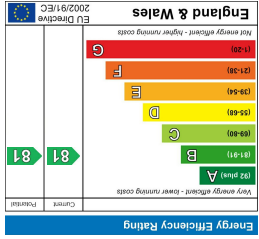




**IMPORTANT NOTICE**  
These particulars, the information and measurements contained herein, are given as a guide only and do not constitute any part of an offer or contract. Prospective tenants/purchasers should not rely upon the particulars as statements or representations of fact and must satisfy 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](http://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). Chase Buchanan and accordingly we recommend you obtain advice from a specialist source.



33 Florence Court  
Trowbridge, Wiltshire, BA14 0FH  
£128,000

- Extra Care Retirement Apartment in Central Location
- Wet Room & Seperate Cloakroom
- Top Quality Communal Services & 24hr On-Site Care Staff
- Leasehold - 75% Ownership (Services inclusive Water, Gas & Electric)
- No Onward Chain
- Second Floor Two Double Bed Apartment
- Juliet Balcony overlooking Communal Gardens
- Communal Gardens & Carpark
- EPC Rating B
- St John Care Trust



#### Situation

Florence Court is situated close to the Bradley Road with access from Rutland Crescent about half a mile to the West of the town centre. There is a supermarket a short walk away and the town centre offers an excellent range of shopping, leisure and educational amenities within easy distance. The development is quietly tucked away and the apartment is well situated to the rear of the development overlooking the communal gardens.

Trowbridge is the County Town of Wiltshire and has benefitted from significant development, which is still ongoing, and offers a good range of schooling for all ages, excellent shopping, restaurants and leisure facilities, including a multiplex cinema and sports centre. Trowbridge is easily accessible from the M4 and has a railway station providing regular services to Salisbury and Southampton to the south and Bath and Bristol to the northwest.

#### Description

The apartment is situated to the rear of the building on the top floor with windows overlooking the attractive and private landscaped communal gardens. The apartment is well presented and significantly larger than the most other apartments due to its position on an inside corner with a large hallway with built in storage cupboard and airing cupboard and a separate WC, lounge/dining room with Juliet balcony overlooking the communal garden, well-appointed kitchen with eye level oven and lower work surfaces with electric hob, a good sized wet room and two double bedrooms. Central heating is from a communal gas boiler.

Florence Court is an exceptional extra care housing scheme run by the non-profit Bedfordshire Pilgrim Housing Association and specifically designed for the needs of people aged over 55 who feel they may need additional care in the future, or who already have care needs. Individual care plans are flexible to meet the changing needs of each resident. Care is provided by the charitable Orders of St John Care Trust.

Florence Court provides for independent living in light, airy and spacious homes in a friendly and supportive community. The individual homes are built to a high standard and are economical, while spacious communal areas provide excellent additional facilities.

Prospective buyers should be over 55. Applications are subject to approval from BPHA.

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

The whole development is well designed and spacious standing in its own grounds. There are social and community activities within the development including hair salon and treatment room, communal living room with dining area and communal kitchenette opening onto the communal gardens, residents library & movie room, laundry room and additional top floor lounge. There are facilities and charging points for mobility scooters, parking for residents and visitors and extensive well-maintained communal gardens.

#### Directions

From the centre of Trowbridge take the Bradley/Westbury Road. Then turn left into Rutland Crescent almost opposite the Aldi supermarket and the entrance to Florence Court will be found almost immediately on your the left hand side.

#### Accommodation

##### Communal Entrance

Secure entry system to communal entrance hall which includes the managers office, access to the communal living room, residents library and public WC. Secure fob entry system to the residents apartments with lifts and stairs to all floors.

##### On the Second Floor

##### Entrance Hallway

Secure entrance door with letterbox. Entry Phone and personal alarm. Built in shelved airing cupboard with electric convector heater. Separate built in double storage cupboard. Radiator.

##### Lounge

14'7 x 16' (4.45m x 4.88m )

Double glazed French door with Juliet balcony overlooking the communal garden. Radiator. Open access to the kitchen.

#### Kitchen

11 x 7'6 (3.35m x 2.29m)

With a range of matching wall and base units with rolled edge work surfaces and tiled splash backs. Space and plumbing for washing machine & space for under counter fridge and freezer. Built in electric oven & a 4 ring electric hob with extractor above. Vinyl flooring. Fluorescent strip light. Window overlooking the internal hall.

#### Bedroom One

10' x 17' (3.05m x 5.18m)

Double glazed window overlooking the communal garden. Double wardrobe and triple wardrobe. Radiator.

#### Bedroom Two

7'10 x 11'9 (2.39m x 3.58m)

Double glazed window overlooking the communal gardens. Radiator.

#### Wet Room

8'8 x 7'5 (2.64m x 2.26m)

Shower area with thermostatic shower and rail & curtain. Wash hand basin & low level WC. Extractor fan. Non slip flooring. Radiator.

#### Cloakroom

5'2' x 3'4 (1.57m' x 1.02m)

With low level WC and wash hand basin. Vinyl flooring.

#### Externally

##### Front

In the front of Florence Court there is a communal parking area for visitors and residents. There is separate access to the mobility parking and charger room. Communal bike rack. There is also a private pedestrian side access leading onto the Bradford Road providing convenient access to an Aldi and other local amenities including a bus stop.

##### Communal Gardens

The attractive and well maintained grounds are on a westerly aspect and landscaped with areas of lawn with an assortment of flowers and plants with a shrub border, paved areas with seating and a communal drying area.

##### 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 2162.31

##### Services

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

##### Viewings

To arrange a viewing please call 01225 341504 or email sales@kavanaghs.co.uk

##### Code

11133 11/04/2024

