Wrights
01225 755553

Raleigh Court, Polebarn Road, Trowbridge, Wiltshire, BA14 7EF

Offers in the region of
£115,000

Wrights Residential are delighted to present this beautifully presented and spacious two bedroom top floor retirement apartment, situated within the highly regarded Raleigh Court development. Enjoying a convenient position adjacent to Trowbridge Town Park and within easy reach of the town centre, the property offers comfortable and low-maintenance accommodation for the over 60s.

Residents of Raleigh Court benefit from a range of excellent communal facilities including emergency pull cords, lift access to all floors, a spacious residents' lounge, attractive communal gardens and a residents' car park. The apartment is offered for sale with the benefit of no onward chain.

Spacious two bedroom top floor retirement apartment

Beautifully presented throughout

Popular Raleigh Court development

Adjacent to Trowbridge Town Park

Within easy reach of Trowbridge town centre

Situation

The property is situated close to many local amenities including Trowbridge railway station and the town centre, providing excellent shopping and leisure facilities, a multiplex cinema, numerous pubs and restaurants. Access to London by train is direct via Westbury (approx 5 miles) and indirect via Trowbridge. The World Heritage City of Bath is just 15 miles away, famed for its shopping, period buildings and many places of cultural interest.

Lift access to all floors

Emergency pull cord system

Spacious communal residents' lounge

Attractive communal gardens and residents' parking

Offered for sale with no onward chain

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The property comprises

Entrance Hall
With built in storage cupboard and airing cupboard housing hot water cylinder and wall mounted electric storage heater.

Lounge *14' 1" x 9' 7" (4.28m x 2.91m)*
With electric fireplace and surround, wall mounted electric heater and PVCu double glazed window to the front.

Kitchen *5' 4" x 9' 9" (1.62m x 2.97m)*
With a range of eye level and base units with worktops over, integrated electric cooker and induction hob with extractor hood over, stainless steel sink/drainer unit, and space for fridge/freezer and washing machine.

Bedroom 1 *14' 0" x 9' 6" (4.26m x 2.90m)*
With wall mounted electric heater and PVCu double glazed window to the front.

Bedroom 2 *10' 8" x 6' 2" (3.24m x 1.87m)*
With wall mounted electric heater and PVCu double glazed window to the side.

Shower Room *5' 4" x 6' 3" (1.63m x 1.90m)*
With white suite comprising large walk in shower enclosure with electric shower, close coupled W.C, hand basin with vanity unit, heated towel rail and extractor fan.

Externally
The property comes with communal gardens and a residents car park.

Council Tax
The property is currently in band B.

Tenure
The property is sold with a 99 year lease which commenced in 1987.

Ground rent and service charges
The monthly maintenance charge is currently £295.58, which covers the on site resident manager, buildings insurance and maintenance of all internal and external areas including lighting, heating, garden maintenance and window cleaning of all external windows. The annual ground rent is currently £70.

Services
Mains electricity, water and drainage are connected. Please note that the Agent has not tested any appliances.

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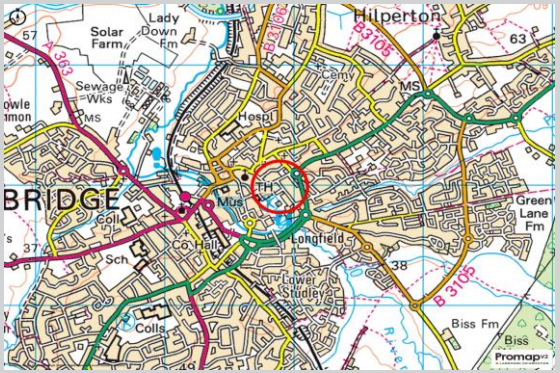

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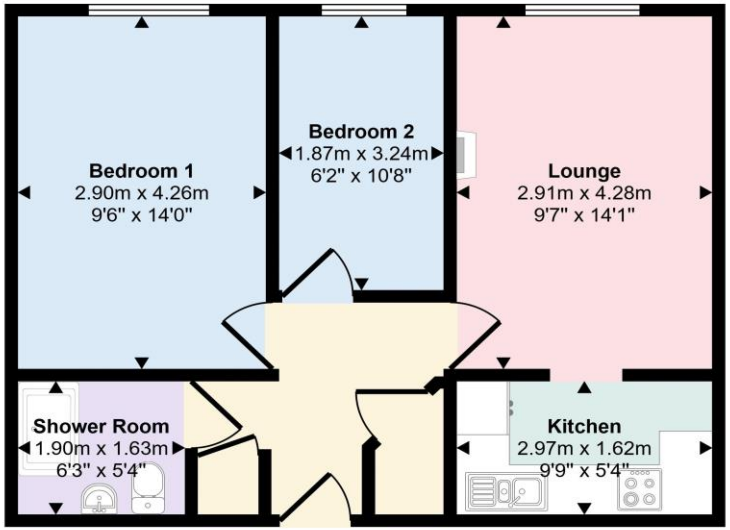
Approx Gross Internal Area
48 sq m / 519 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Wrights

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Disclaimer

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically confirmed with the Vendor's solicitor. They may however be available by separate negotiation. The room sizes are approximate and only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.