



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

🏠 £70,000

An excellent opportunity to purchase a one double bedroom, ground floor, retirement apartment which forms part of the popular Raleigh Court, conveniently situated in the centre of the town, within easy walking distance of amenities.

- Ground Floor, Retirement Apartment
- One Double Bedroom
- Sitting Room Opening Onto A Communal Garden
- Communal Lounge
- Resident Manager & Out Of Hours Call Centre
- Short Stay Guest Suite
- Central Location
- Overlooking The Town Park
- NO ONWARD CHAIN

🏠 Leasehold

🏠 EPC Rating C



A ground floor, retirement apartment which forms part of the popular Raleigh Court, conveniently situated in the centre of the town, within easy walking distance of amenities. NO ONWARD CHAIN

The property offers accommodation comprising; communal entrance hall, private hall, sitting room with door opening onto a communal garden, kitchen with built in oven, hob and extractor, double bedroom with built in wardrobes and a wet room/shower room.

Raleigh Court is an established and popular retirement development which overlooks the town park. The property benefits from a residents day lounge, a communal lift and a short stay guest suite, which is available to friends/family of residents for a modest charge. All of the apartments have a pull cord alarm in each room, connecting to either the on site resident manager or, during out of hours emergencies, to the management company's call centre, providing extra peace of mind for the residents.

The monthly management fee 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.

#### **Situation**

The property forms part of a popular retirement development (Raleigh Court), which situated in the heart of Trowbridge town centre. Trowbridge is the county town of Wiltshire offering a good range of retail, commercial and leisure facilities as well as a railway station which provides regular services to Salisbury and Southampton to the south and Bristol and Bath to the northwest. The main A350 and A36 are within a short distance of Trowbridge whilst Junction 17 of the M4 Motorway can be reached in approximately 30 minutes travelling time. Nearby towns and centres include Bradford on Avon (3 miles), Melksham (7 miles), Devizes (10 miles), Bath (10 miles) and Swindon (20 miles).

#### **Property Information**

EPC Rating; C

Council Tax Band: B

Services; Mains electricity, water and drainage

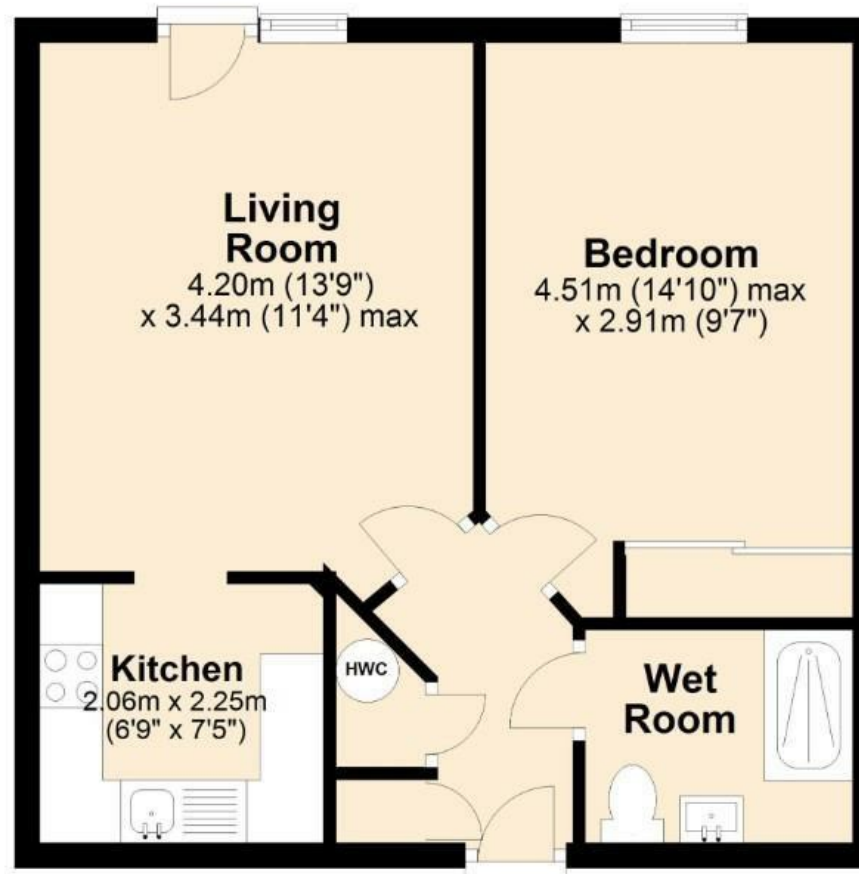
Electric heating and UPVC double glazing

Tenure; Leasehold. The property benefits from the remainder of a 99 year lease which commenced in 1987. The management fees are approximately £2,983.92 per annum and the ground rent is £70 per annum.



## Ground Floor

Approx. 41.0 sq. metres (441.8 sq. feet)



Total area: approx. 41.0 sq. metres (441.8 sq. feet)

Disclaimer: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.