



Regal Court Bythesea Road Trowbridge BA14 8HJ

A spacious two bedroom second floor apartment overlooking County Hall, Regal Court grounds and situated close to the lift; within the Regal Court retirement complex built by McCarthy & Stone within level walking distance to town centre amenities & railway station. Accommodation comprises hallway, 23ft lounge/dining room with Juliette balcony, kitchen, two good sized bedrooms with built-in wardrobes and wet room. The development features many benefits including, communal lounge, visitor accommodation, lift, laundry, telephone and television entry system, alarm & 24hour care line. Additional benefits include electric heating, uPVC double glazing, communal parking, communal gardens and no onward chain. Viewing is highly recommended.

Guide Price £135,000



ACCOMMODATION

All measurements are approximate

Entrance Hall

Panelled door to the communal hallway. Storage heater. Access to loft space. Coved ceiling. Lifeline emergency pull cord. Panelled doors off and into: storage cupboard and large airing cupboard housing hot water tank - replaced in 2025. This system stores hot water, controls and distributes heat to the storages heaters.

Lounge/Dining Room

23'1" x 10'2" (7.04m x 3.1m)

UPVC double glazed window and door onto Juliet balcony with views over the county hall and communal gardens. Storage heater. Feature stone fireplace with electric fire inset. Television and telephone points. Coved ceiling. Ceiling lights with fans. Lifeline emergency pull cord. Glass panelled double doors to the:



Kitchen

7'8 x 7'0 max (2.34m x 2.13m max)
UPVC double glazed window to the rear.
Electric fan heater. Selection of wall and base mounted units with tiled surrounds and rolled top work surfaces. Stainless steel single sink drainer unit. Built-in four-ring electric hob with extractor hood over. Built-in high-level electric oven. Space for fridge. Plumbing for washing machine. Wood effect flooring and coving. Lifeline emergency pull cord.

Bedroom One

15'9" x 9'0" (4.8m x 2.74m)
UPVC double glazed window to the rear.
Electric heater. Built-in wardrobes. Coved ceiling. Lifeline emergency pull cord.

Bedroom Two

11'9" x 9'0" (3.58m x 2.74m)
UPVC double glazed window to the rear.
Storage heater. Built-in wardrobes. Coved ceiling. Lifeline emergency pull cord.

Wet Room

Electric fan heater. Electric heater towel rail. White suite with fully tiled and aqua board surrounds comprising shower enclosure with electric shower over and low-level bi-fold screen, wash hand basin with cupboard under and w/c. Extractor fan. Vinyl flooring and coved ceiling. Lifeline emergency pull cord.

DEVELOPMENT FEATURES

Please note that there is a 'House Manager' available from 9am-5pm Monday to Friday, telephone and television entry system (television required) and alarm system. There is also a communal grounds, mobility scooter parking area with power points, parking, residents lounge and laundry. A guest suite is available at a nominal charge and subject to availability and booking.

LEASEHOLD:

125 year lease from 1st March 2003.

GROUND RENT:

£946pa payable in two half yearly instalments.

SERVICES CHARGES:

£4,514.78pa payable in two half yearly instalments paid to First Port and covers buildings insurance and a very comprehensive list of their services including the House Manager, ground maintenance and much more.

AGENTS NOTE:

On the re-sale of the property, 2% of the sale price must be paid to the landlord and the management company (1% each).



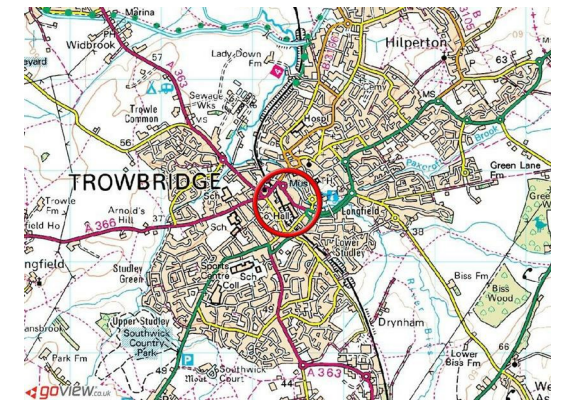
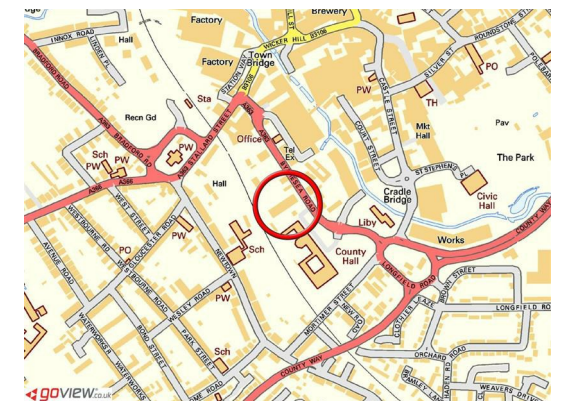
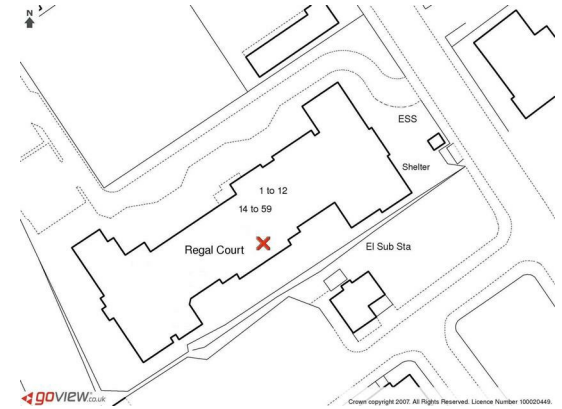
Tenure **Leasehold**
Council Tax Band **C**
EPC Rating **C**

Second Floor

Approx. 61.7 sq. metres (663.6 sq. feet)



Total area: approx. 61.7 sq. metres (663.6 sq. feet)




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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.