



Wrights
01225 755553

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

£115,000

Wrights Residential are delighted to bring to the market this beautifully presented and spacious two bedroom second floor retirement flat, within the popular Raleigh Court development. The property is situated next to Trowbridge town Park, within easy reach of Trowbridge town centre and all of its amenities.

Raleigh Court offers many facilities including emergency pull cords, a lift service, spacious residents' Lounge, lovely communal gardens and a residents' car park.

Sold with the benefit of no onward chain.

Situation

The property is situated within easy reach of Trowbridge town centre, providing excellent shopping and leisure facilities, a multiplex cinema, numerous pubs and restaurants.

Trowbridge railway station is also within easy walking distance.



Two bedroom retirement apartment

Second Floor

Communal lift

Within Trowbridge Town centre

Walking distance to the railway station

Electric heating
PVCu double glazing
Communal gardens
Resident and visitor parking



Raleigh Court is an extremely popular retirement development situated overlooking Trowbridge 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 property comprises

Entrance Hall

With large airing cupboard, storage cupboard and electric radiator.

Lounge

14' 6" x 10' 3" (4.43m x 3.13m) max

With electric radiator, television point, telephone socket, raised power sockets and two PVCu double glazed windows to the front.

Kitchen

6' 2" x 11' 9" (1.87m x 3.58m)

With a range of eye level and base units, rolled edge worktops, integrated eye level Neff electric cooker and induction hob with extractor hood over, integrated fridge and freezer, space for washing machine and tumble dryer, sink/drainage and PVCu double glazed window to the front.

Bedroom 1

12' 4" x 10' 8" (3.76m x 3.26m) max

With electric heater and PVCu double glazed window to the rear.

Bedroom 2

10' 8" x 6' 11" (3.26m x 2.10m)

With electric heater and PVCu double glazed window to the side.

Shower Room

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.

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 maintenance charge is currently £286.11 monthly, which is payable to Anchor Hanover Property Management Services Ltd and covers the on site resident manager, buildings insurance and maintenance of all internal and external areas including lighting, heating and garden maintenance/window cleaning of all external windows. The ground rent is currently £17.50 per quarter.











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info@wrightsresidential.co.uk | www.wrightsresidential.co.uk

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Second Floor

Approx. 56.6 sq. metres (609.7 sq. feet)



Total area: approx. 56.6 sq. metres (609.7 sq. feet)





T 01225 755553
E info@wrightsresidential.co.uk
W www.wrightsresidential.co.uk
A 24 Fore Street, Trowbridge, Wiltshire, BA14 8ER

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.