



10 Florence Court Rutland Crescent

Trowbridge BA14 0FH

A modern two double bedroom, ground floor retirement apartment offering in house care, situated within its own grounds close to Aldi supermarket and bus stop. This spacious apartment is accessed via a high level security system, separate kitchen & lounge/dining room, wet room, cloakroom, double glazing and central heating system. Additional features include large communal living room, kitchen offering lunch time meals, activity room, laundry, library, enclosed scooter garage, shop and hairdresser. Viewing is highly recommended, no onward chain.

75% Shared Ownership £89,950





ACCOMMODATION

All measurements are approximate

Hallway

Panelled door to communal hallway. Double doors to large walk-in airing cupboard with shelving, electric heater and fuse box. Entry phone. Life-line alarm. Coving. Smoke alarm. Doors off and into:

Cloakroom

Wash hand basin with tiled splash-back and w/c. Extractor fan. Vinyl flooring and coving.

Lounge/Dining Room

18'1 x 11'9 (5.51m x 3.58m)

Double glazed window and door leading to communal patio area. Radiator. High level television and telephone points. Wall lights and coving.

Kitchen

11'2 x 8'5 (3.4m x 2.57m)

Double glazed window to the front. Range of wall, base, drawer and larder units with tiled surrounds and rolled top work surfaces. Stainless steel single sink drainer unit with mixer tap. Built-in eye-level stainless steel electric oven. Built-in four-ring electric hob with extractor hood over. Plumbing for dishwasher/washing machine. Space for fridge. Vinyl flooring and coving. Extractor.

Bedroom One

12'11 x 11'2 (3.94m x 3.4m)

Double glazed window to the side. Radiator. Coving. High level television and telephone points.



Bedroom Two

10'6 x 8'9 (3.2m x 2.67m)

Double glazed window to the side. Radiator. Coving. High level television and telephone points.

Wet Room

Radiator. Mains shower with curtain enclosing, pedestal wash hand basin and w/c. Sealed vinyl flooring and coving. Shaving point, light and extractor fan.

COMMUNAL GROUNDS

Well tended communal grounds encompassing the development with various areas laid to lawn with a variety of established plants, trees and shrubs, walk ways, seating areas, patio area off the communal lounge, clothes drying area and vegetable garden.

COMMUNAL FACILITIES

Residents lounge and kitchen, restaurant, lifts, small shop, laundry, hair salon, activities room, library, bathroom, parking and charging room for scooters.

ABOUT FLORENCE COURT

Florence Court is located on the outskirts of the popular county town of Trowbridge where shops, leisure facilities and public transport are easily available.

Opened in June 2011, this modern building comprises 40 two-bedroom luxury apartments designed for independent living with the reassurance of care and support from our professionally trained, friendly staff team. Of these, 20 apartments are available to purchase on a shared

ownership basis and 20 apartments available to rent.

The development has a beautifully re-decorated lounge and dining area, with meals being provided by an outside caterer; and the lounge opens out on to a large patio area and lovely landscaped gardens. There is also a hairdressing salon, an activities room, library and residents' shop. Events and activities occur on a regular basis; such as coffee mornings, church services, music and seasonal celebrations. Florence Court is owned by leading housing association Bedfordshire Pilgrim Housing Association. The Orders of St John Care Trust manage the extra care housing apartments as well as providing onsite care services.

LEASEHOLD:

125 years from 2011 - 110years remaining

CHARGES:

£598.26pcm for rent/maintenance/utilities. This covers all bills for lighting, heating, use of laundry facilities etc. Telephone, satellite TV package is not included, although there are TV points and they provide FreeView. Monthly rent amount - £0.00
Monthly core care charge - £211.94



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



Total area: approx. 76.8 sq. metres (826.7 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.

