



Wrights
01225 755553

Regal Court, Bythesea Road, Trowbridge, Wiltshire, BA14 8HJ

£88,000

Wrights Residential are delighted to bring to the market this well presented and spacious one bedroom first floor retirement flat, within the popular Regal Court development on Bythesea Road, within easy reach of Trowbridge town centre and all of its amenities. The property offers many facilities including emergency pull cords, a lift service, spacious residents' Lounge, Laundry Room, guest room, communal gardens, residents car park and various organised events. Sold with the benefit of no onward chain, probate granted.



**Spacious one bedroom
retirement apartment**

First floor

Communal lift

Residents lounge

Laundry Room

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.

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.

Emergency pull cords
**Close to town centre and
railway station**
**Vacant possession with no
onward chain**



The property comprises

Entrance Hall

With large walk in storage cupboard housing hot water cylinder.

Lounge/Diner

17' 7" x 11' 3" (5.37m x 3.44m) max

With built in storage cupboard, wall mounted electric storage heater and PVCu double glazed window.

Kitchen

8' 8" x 5' 9" (2.64m x 1.74m)

With a range of eye level and base units, worktops with tiled splash backs, integrated electric oven and ceramic hob with extractor hood over, sink/drain unit, space for fridge and washing machine and PVCu double glazed window.

Bedroom

20' 4" x 8' 7" (6.19m x 2.61m) max

With built in wardrobe, wall mounted electric storage heater and PVCu double glazed window.

Shower Room

With suite comprising large shower enclosure with mains shower, hand basin with vanity unit and close coupled E.C, fully tiled walls, extractor fan and wall mounted electric heater.

Tenure

The property is held on a 125 year lease from 2003.

Ground rent and service charges

There is currently an annual ground rent of £365 per annum and a service charge of £1504.92 six monthly. The service charge includes maintenance of common areas, managers' salary, buildings insurance and water rates. On the future sale of the flat there is a 1% charge towards the improvement fund and a 1% charge to the management company.

Services

Mains electricity, water and drainage are connected. The property is heated by electric heat retention radiators. Please note that the Agent has not tested any appliances.

Broadband

Superfast broadband is available (source - Ofcom) Predicted maximum download speed - 80Mbps

Mobile phone coverage

Both indoor and outdoor coverage are likely - source Ofcom.



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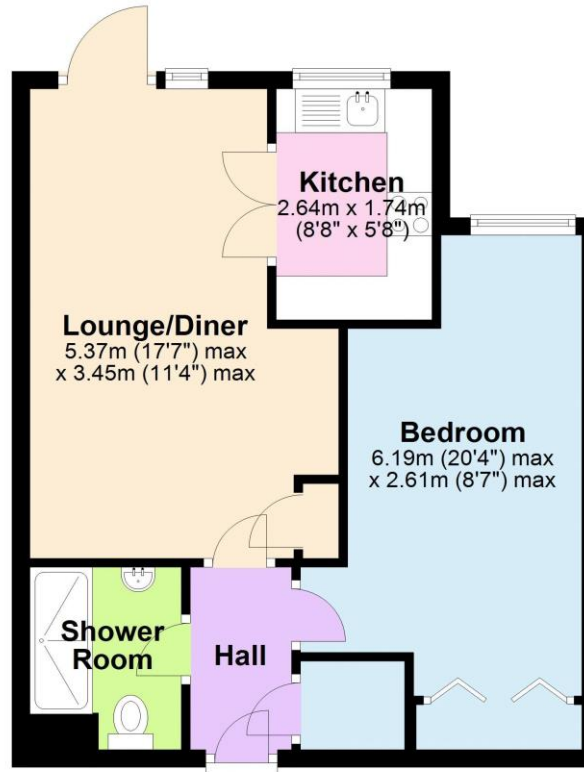
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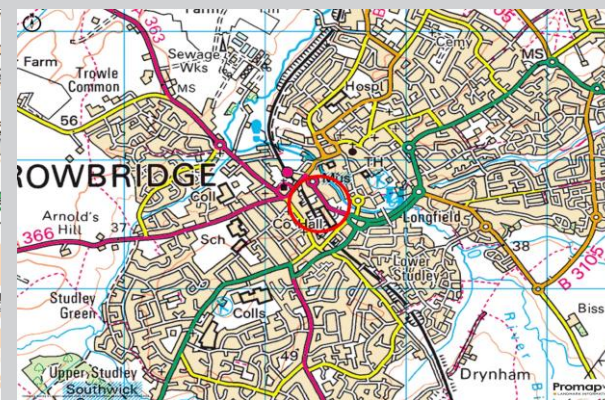
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First Floor

Approx. 44.2 sq. metres (475.6 sq. feet)



Total area: approx. 44.2 sq. metres (475.6 sq. feet)





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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 or 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.