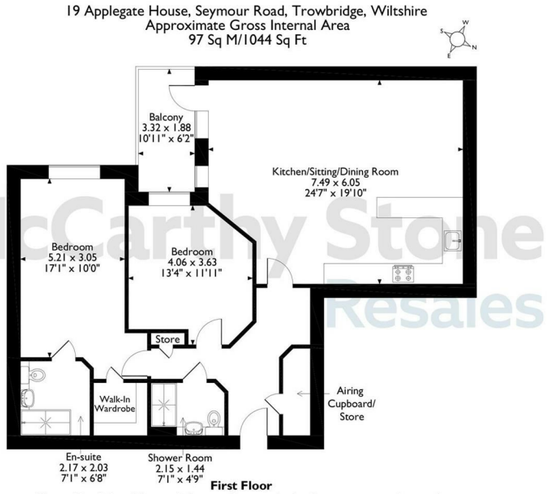
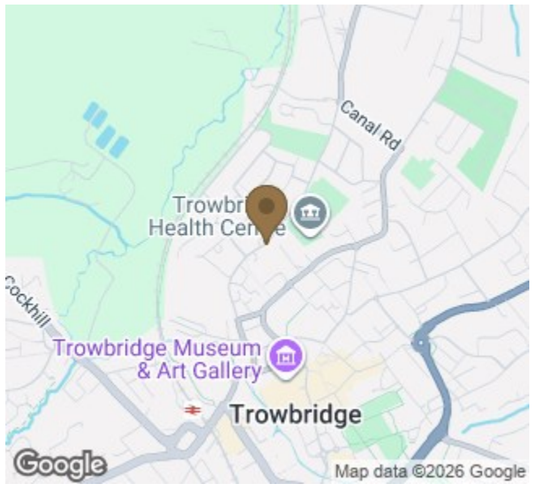
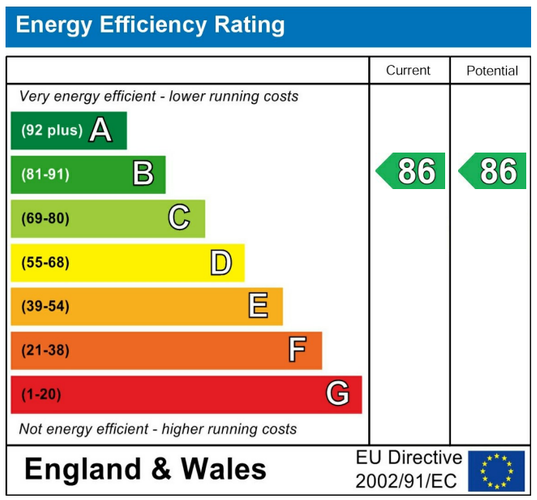
Excellent

Trustpilot

McCarthy & Stone
Resales.







This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment, wasted time or travel expenses. The details contained within this brochure do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy & Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman







19 Applegate House

Seymour Road, Trowbridge, BA14 8FT

2 2 Council Tax Band: D

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 19 Applegate House could be the ideal place for you. Contact our team to arrange an appointment to view.

Offers over £200,000 Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Beautifully Presented Top Floor Apartment - Lift Access To All Floors
- Generous Size Open Plan Kitchen/Living Room
- Walk Out Balcony Overlooking Landscaped Communal Gardens
- Well Equipped Kitchen With Integrated Appliances
- Two Double Bedrooms - Master With Walk In Wardrobe & En-Suite Shower Room
- Further Guest Shower Room
- Homeowners Lounge Where Social Events Take Place
- 27/7 Careline & Secure Entry System
- House Manager Oversees The Smooth Running Of The Development
- Guest Suite Available For Visiting Friends & Family

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

19 Applegate House, Trowbridge

2 | 2 | Offers over £200,000

Applegate House
Applegate House 'Retirement Living' development was constructed by award-winning McCarthy Stone to offer fantastic independent living opportunity for those aged over 60.

Living at Applegate House provides both Home Owners and family with the peace-of-mind provided by the day-to-day support of our house manager who oversees the smooth running of the development. All apartments are equipped with a 24-hour emergency call facility and sophisticated intercom system providing both an audio link to the main development entrance. Additionally there is also the excellent guest suite, widely used by visiting family and friends for which a small charge per night applies. The development enjoys excellent communal facilities including a super homeowners lounge, scooter store and landscaped gardens.

Applegate House has a wonderful friendly community feel, with a host of regular activities to enjoy thus making it really easy to meet new friends and to lead a busy and fulfilled life. Whilst there is something for everyone there is certainly no obligation to participate and home owners can ‘dip in and out’ of activities as they wish.

The Local Area
The development is well positioned for local amenities with a convenience store just metres away, a large Sainsbury’s within walking distance and a modern GP/health centre within a 5 minute walk. A public bus service stops directly outside the property with a regular service to the town centre as well as neighbouring towns and villages in the surrounding areas. The town centre itself is compact, making it easy to navigate and enjoy on foot. The historic Fore Street is located less than half a mile from the development and is the central shopping street for the town and a great place to browse and enjoy some retail therapy. For a larger selection of High street stores the Shires and Castle Place shopping centres can also be easily reached by public transport.

19 Applegate House
This beautifully presented, larger-than-average two-bedroom apartment occupies a desirable first-floor position at Applegate House, conveniently located close to the lift which serves all floors. The spacious open-plan living and kitchen area provides an ideal setting for both relaxing and entertaining, with direct access onto a south-facing walk-out balcony enjoying pleasant views over the beautifully landscaped communal gardens.

Both bedrooms are generously proportioned doubles, with the principal bedroom benefiting from a walk-in wardrobe and a private en-suite shower room. A further shower room is conveniently accessed from the entrance hall, while a separate utility/store cupboard provides valuable additional storage.

Combining generous living space, excellent storage and a lovely south-facing outdoor area, this attractive apartment offers comfortable and convenient retirement living.

Parking
Car parking is available with a yearly permit at a charge of around £250 per annum (subject to availability).

Additional Information & Services
• Full Fibre Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage

Social Lifestyle
The Communal Lounge is at the heart of the community at Applegate House and is where the majority of social gatherings take place. Regular activities can include; coffee mornings and afternoons, games nights, Chair Yoga, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Landscaped Gardens
Applegate House boasts extensive landscaped gardens which wraps around the development. Paved pathways allow you to explore the grounds easily, whilst the ample seating provides the perfect place for you to sit and enjoy the gardens blossom and bloom throughout the seasons. All the communal grounds are fully maintained, however if you do enjoy gardening, there is always opportunities to get involved as much as you like. Many of our 'green-fingered' communities have raised beds where homeowners can grow their own produce and still keep a hand in their favourite pastime.

“I have enjoyed continuing to do the gardening by helping the on-site gardeners with the lovely, landscaped gardens we have.” – McCarthy Stone Homeowner

Service Charge
What your service charge pays for:

• House Manager who ensures the development runs smoothly
• All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
• 24hr emergency call system
• Monitored fire alarms and door camera entry security systems
• Maintaining lifts
• Heating and lighting in communal areas
• Contingency fund including internal and external redecoration of communal areas
• Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Service Charge: £4,081.09 per annum (up to financial year end 30/06/2027).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to .

Leasehold
999 Year Lease from 1st January 2018
Ground rent £495 per annum.
Ground rent review: 1st January 2033

Moving Made Easy
Moving is a huge step, but don’t let that hold you back. We have a range of services to help your move go smoothly, including:

• FREE Entitlements Advice to help you find out what benefits you may be entitled to.

• Part Exchange service to help you move without the hassle of having to sell your own home.

• Removal Services that can help you declutter and move you in to your new home.

• Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.













