



📍 27 Florence Court Rutland Crescent, Trowbridge, Wiltshire, BA14 0FH

🏠 £80,000

A modern, two bedroom, first floor, retirement apartment, which forms part of an attractive development with a variety of facilities and extensive communal grounds, situated within walking distance of the town centre and amenities.

- First Floor Apartment
- Two Bedrooms
- Open Plan Living Space With Juliet Balcony
- Over 55's Retirement Development
- 75% Equity Share
- Communal Facilities
- Close To Amenities
- NO ONWARD CHAIN

🏠 Leasehold

🏠 EPC Rating B



A modern, first floor, retirement apartment, which forms part of an attractive development with a variety of facilities and extensive communal grounds, situated within walking distance of the town centre and amenities. NO ONWARD CHAIN

The apartment is located on the first floor, at the front of the building overlooking the main entrance. The lift and stairs are close by, providing easy access to the communal areas. The accommodation on offer comprises; communal entrance hall, private hall with cupboard and airing cupboard off, lovely open plan sitting/dining room/kitchen with Juliet balcony to the front, range of modern kitchen units, built in oven and hob, two bedrooms and a wet room.

Externally there is a communal car park to the front of the building and a communal garden to the rear with seating areas and sections of lawn.

Florence Court is an exceptional extra care housing scheme run by the Bedfordshire Pilgrim Housing Association and is run by The Order of St Johns Care Trust. It is specifically designed for the needs of the elderly including those needing extra care.

There are 40 two bedroom apartments in the scheme which combine affordable homes to rent and shared ownership properties offering a wide range of services including on site care staff, non residential manager and full alarm system. Prospective buyers should be over 55, live in the area or have a local connection, and need to have a minimum care requirement. Applications are subject to approval from BPHA.

There are social and community activities and the development includes a hair salon, treatment room, TV lounge area, library and games room. There are facilities and charging points for mobility scooters, extensive well maintained gardens and parking for residents and visitors.

Situation

Florence Court is situated close to Bradley Road with access from Rutland Crescent and approximately half a mile to the west of the town centre. Trowbridge is the county town of Wiltshire offering a good range of retail, commercial and leisure facilities as well as a railway station which provides regular services to Salisbury and Southampton to the south and Bristol and Bath to the northwest. The main A350 and A36 are within a short distance of Trowbridge whilst Junction 17 of the M4 Motorway can be reached in approximately 30 minutes travelling time. Nearby towns and centres include Bradford on Avon (3 miles), Melksham (7 miles), Devizes (10 miles), Bath (10 miles) and Swindon (20 miles).

Property Information

EPC Rating; B

Council Tax Band: C

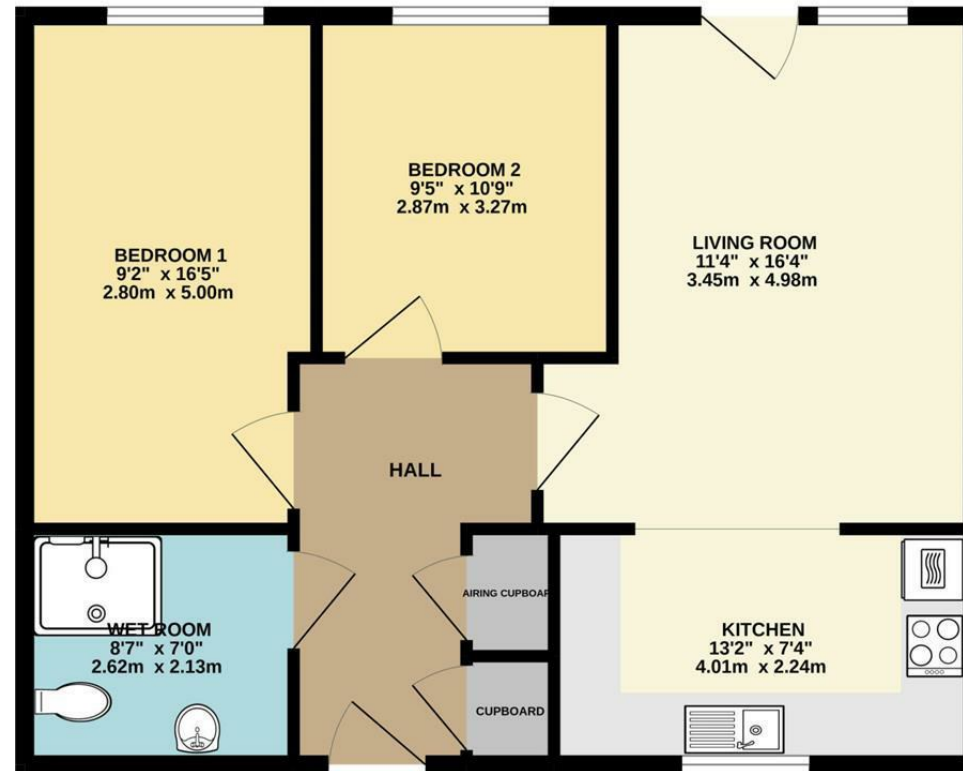
Services; Mains electricity, water and drainage

Electric heating and UPVC double glazing

Tenure; Leasehold. The property benefits from the remainder of a 125 year lease which commenced in 2011. The service charge is approximately £549.54 per calendar month which includes gas, electricity and water bills for each apartment. The maintenance and cleaning of communal areas are also included. The core care charge is £167.36 per month which covers care manager, night care staff and emergency calls. Additional care is provided at an hourly rate of £22.80. There is an assignment and admin fee on re sale.



FIRST FLOOR
703 sq.ft. (65.3 sq.m.) approx.



TOTAL FLOOR AREA : 703 sq.ft. (65.3 sq.m.) approx.
Schematic Diagram only - Not to scale
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