



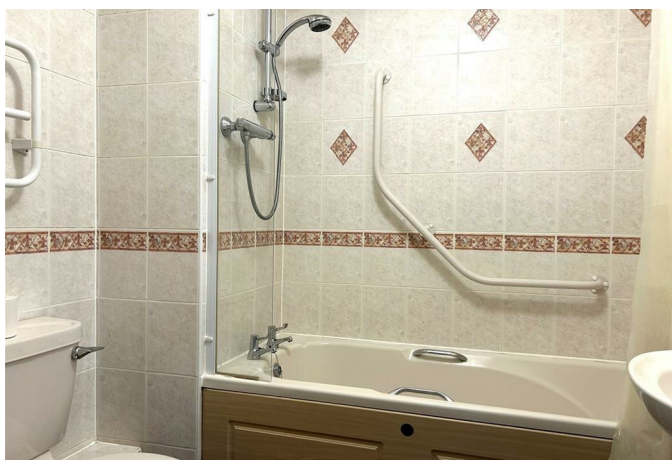
56, Regal Court Bythesea Road

Trowbridge BA14 8HJ

A one bedroom apartment located within the Regal Court retirement complex built by McCarthy & Stone within level walking distance to town centre amenities & railway station. The development features many benefits including, communal lounge, visitor accommodation, lift, laundry, telephone and television entry system, alarm & 24hour care line. Additional benefits include electric heating, uPVC double glazing, communal parking, communal gardens and no onward chain. Accommodation comprises hallway, lounge/dining room, kitchen, good sized bedroom with built-in wardrobes and bathroom. Viewing is highly recommended.

Guide Price £89,950





ACCOMMODATION

All measurements are approximate

Communal Entrance Hall

Lift to all floors. Access to communal areas and facilities.

SECOND FLOOR

Hallway

Night storage heater. Lifeline emergency pull cord. Coving. Panelled door to cupboard housing fuse box and electric meter. Panelled door to airing cupboard housing hot water tank and light. Panelled doors off.

Lounge/Dining Room

17'10" x 11'3" max (5.44 x 3.43 max)
UPVC double glazed window to the front.
Night storage heater. Feature fireplace with electric fire. Television and telephone points. Lifeline emergency pull cord. Panelled door to cupboard with fuse box and electric meter. Obscured glazed double doors to the:

Kitchen

9'4" x 6'0" (2.84 x 1.83)

UPVC double glazed window to the front. Electric wall heater. Selection of wall and base mounted units with tiled surrounds and rolled top work surfaces. Stainless steel single sink drainer unit. Built-in eye-level electric oven. Built-in four-ring electric hob with extractor hood over. Space for fridge and freezer. Vinyl flooring. Lifeline emergency pull cord.

Bedroom

19'9" x 10'2" (6.02 x 3.10)

UPVC double glazed window to the front. Night storage heater. Built-in wardrobe with mirrored doors enclosing. Television point. Coving. Lifeline emergency pull cord.

Bathroom

Wall heater. Three piece suite with fully tiled surrounds comprising: panelled bath with mixer shower over, wash hand basin with cupboard under and w/c. Shaving point and light. Extractor fan. Coved ceiling. Lifeline emergency pull cord.

DEVELOPMENT FEATURES

Please note that there is a 'House Manager' available from 9am-5pm Monday to Friday, telephone and

television entry system (television required) and alarm system. There is also a communal grounds, mobility scooter parking area with power points, parking, residents lounge and laundry.

A guest suite is available at a nominal charge and subject to availability and booking. (Located opposite the flat)

TENURE

125 year lease from 1st March 2003.

GROUND RENT:

£365 pa payable in two half yearly instalments.

SERVICE CHARGES & MANAGEMENT:

£2,809.44 pa payable in two half yearly instalments paid to First Port and covers buildings insurance and a very comprehensive list of their services including the House Manager, ground maintenance and much more.

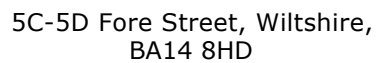
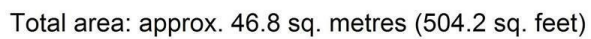
AGENTS NOTE:

On the re-sale of the property, 2% of the sale price must be paid to the landlord and the management company (1% each).



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Approx. 46.8 sq. metres (504.2 sq. feet)



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