



**Wrights**  
01225 755553

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

£94,950

This well presented and spacious one bedroom retirement flat is offered for sale within the popular Regal Court development.

The property is situated within easy reach of Trowbridge town centre and all of its amenities and offers many facilities including emergency pull cords, on site manager, 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.



**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.

**Emergency pull cords**

**On site manager**

**Close to town centre and railway station**

**Vacant possession with no onward chain**



## The property comprises

### First Floor

#### Entrance Hall

With airing cupboard.

#### Lounge/Diner

*17' 7" x 11' 2" (5.36m x 3.41m)*

With electric night storage heater and PVCu double glazed window.

#### Kitchen

*9' 0" x 5' 9" (2.74m x 1.75m)*

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

#### Bedroom

*21' 9" x 8' 8" (6.64m x 2.65m) max*

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

#### Bathroom

With suite comprising bath with mains shower over, low level W.C and hand basin with vanity unit, fully tiled walls, electric heater and extractor fan.

### Council tax

The property is currently in council tax band C with the rate payable for 2023/2024 being £2027.48.

### Tenure

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 £2777.53 per annum. 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.



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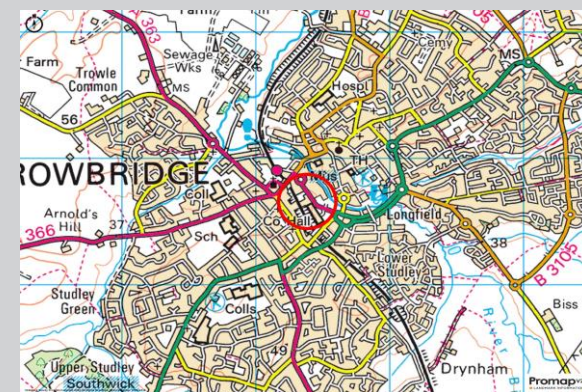
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**First Floor**  
Approx. 46.2 sq. metres (497.5 sq. feet)

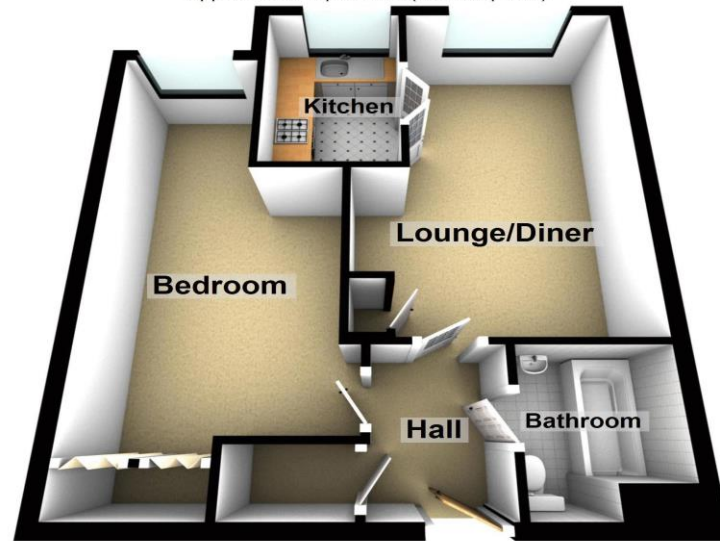


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T 01225 755553

E info@wrightsresidential.co.uk

W www.wrightsresidential.co.uk

A 24 Fore Street, Trowbridge, Wiltshire, BA14 8ER

### 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.