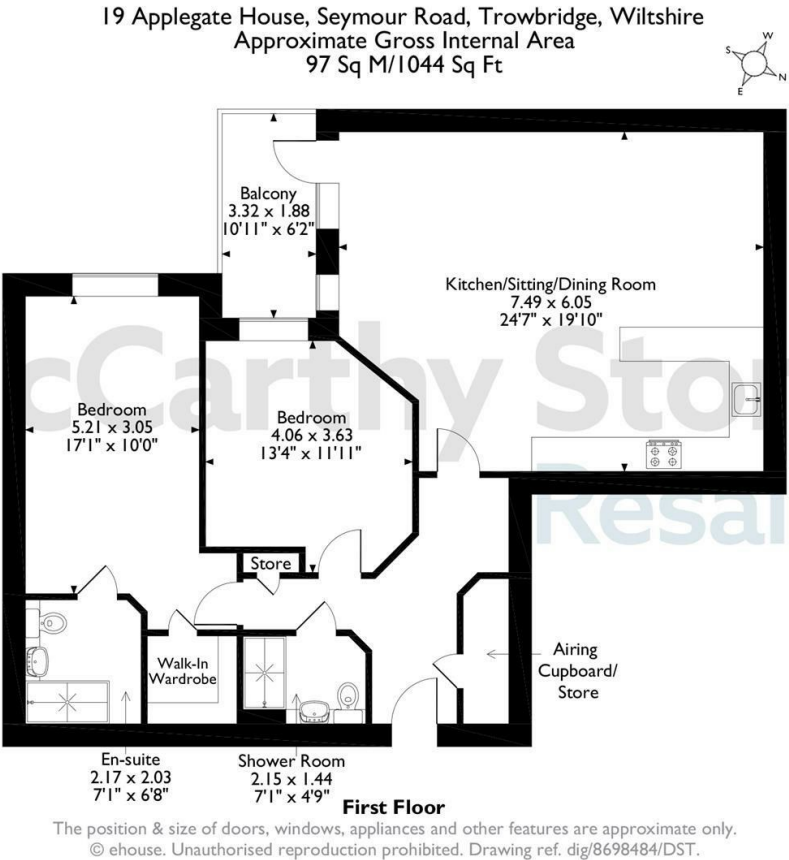
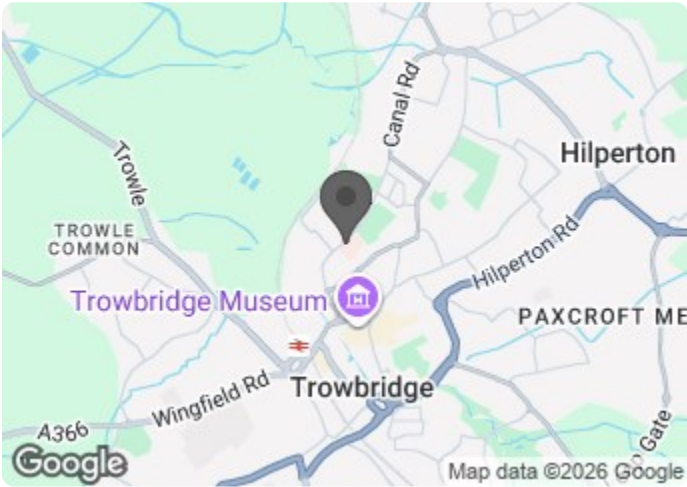


19 Applegate House

Seymour Road, Trowbridge, BA14 8FT



Council Tax Band: D



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | 86                      | 86        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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Asking price £265,000 Leasehold

Situated within an enviable position within the development, this first floor, two bedroom retirement apartment boasts a walk out balcony overlooking the landscaped communal gardens. Two double bedrooms, main bedroom with walk in wardrobe and en-suite shower room.

\*Energy Efficient\* \*Pet Friendly\*

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk



# Applegate House, Seymour Road, Trowbridge

### 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.

### No.19

This first floor, larger than average, two bedroom apartment is very well presented and is located close by to the lift that serves all floors. The generous size open plan living room/kitchen opens up on to a south facing walk out balcony that overlooks the landscaped communal gardens. Both bedrooms are of a double size, with the main bedroom having an en-suite shower room and a walk in wardrobe. From the entrance hall a further shower room is accessed, along with a utility/store.

### Entrance Hall

With a solid oak-veneered entrance door with spy-hole. Wall mounted security intercom system provides an audio link to the main development entrance door. Walk-in utility/store cupboard with light, shelving, Gledhill water cylinder supplying domestic hot water, Vent Axia heat recovery unit and automatic washing machine. A further shallow cupboard houses the meters and a feature glazed panelled door leads to the living room.

### Kitchen/Living Room

A lovely, bright, open plan living room/kitchen -

Kitchen - Excellent range of contemporary soft cream 'high-gloss' units with contrasting laminate worktop and matching upstands incorporating a stainless steel inset sink unit. Integrated appliances include; a four-ringed hob with a contemporary glazed splash-panel and stainless steel chimney extractor hood over, waist-level oven and concealed fridge and freezer. Ceiling spot light fitting, and tiled floor.

Living Room - A lovely space incorporating more than enough room for a table and chairs, along with the usual living room furniture. A modern fireplace with inset pebble effect fire creates a focal point. A double-glazed door opens to the balcony.

### Balcony

South facing and overlooking the landscaped communal gardens, this is a lovely place to sit out and relax, with room for a small table and chairs.

### Principal Bedroom

An excellent double bedroom with double glazed window, walk-in wardrobe with auto-light, ample hanging space and shelving. Door to en-suite shower room.

### En-Suite Shower Room

Modern white suite comprising; walk-in shower with glazed screen, back-to-the wall WC with concealed cistern, vanity wash-basin with under sink cupboard and worksurface and mirror with integral light over. Ladder radiator, ceiling spot light fitting, extensively tiled walls and fully tiled floor.

### Bedroom Two

A further double bedroom with double glazed window. This multi-functional room could alternatively be used as a study/hobbies room.

### Shower Room

Modern white suite comprising; shower cubicle, back-to-the wall WC

## 2 Bed | £265,000

with concealed cistern, vanity wash-basin with under sink cupboard and worksurface and mirror with integral light over. Ladder radiator, ceiling spot light fitting, extensively tiled walls and fully tiled floor.

### 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

### 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 . (Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

### Leasehold

999 Year Lease from January 2018

Ground Rent £495 per annum.

Ground rent review: 2033

