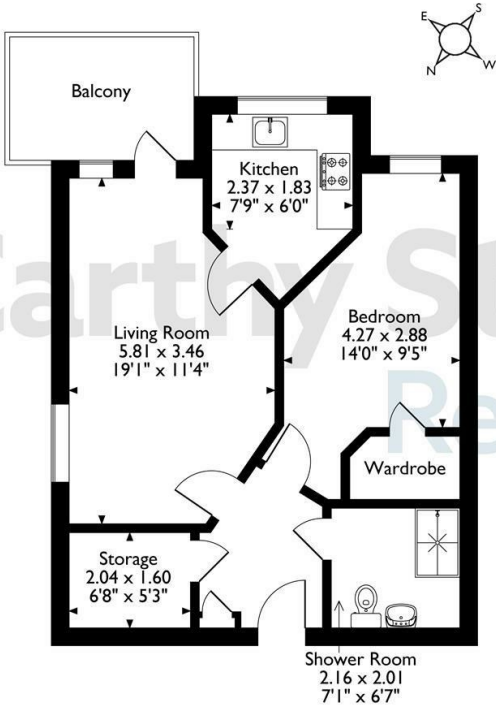


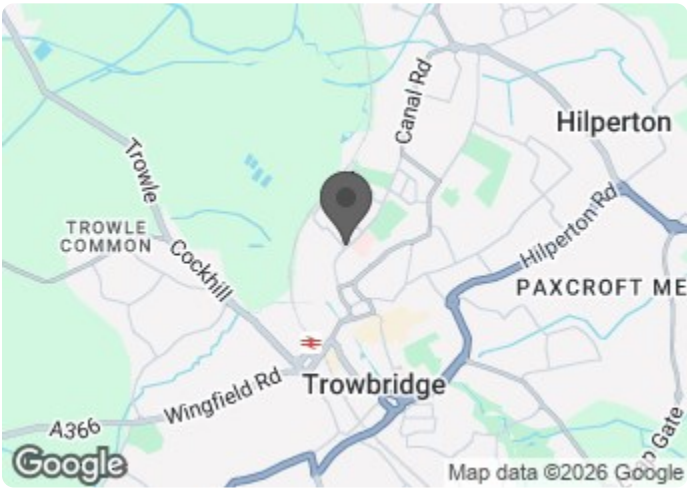
28 Applegate House, Seymour Road, Trowbridge
Approximate Gross Internal Area
52 Sq M/560 Sq Ft



Second Floor Flat

The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

28 Applegate House

Seymour Road, Trowbridge, BA14 8FT



Asking price £215,000 Leasehold

Beautifully presented, first floor retirement apartment with South Easterly facing walk out balcony overlooking part of the gardens.

Energy Efficient *Pet Friendly*

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. Please contact the Property Consultant for further information that 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 or wasted time or travel expenses. The details contained within this brochure are for information purposes only and 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.



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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.28
Located on the first floor, no.28 is beautifully presented and is positioned within close access to the lift that serves all floors. The accommodation comprises; entrance hall with utility cupboard, a spacious living room with walk out balcony, a modern kitchen with integrated appliances, double bedroom with walk in wardrobe and a modern bathroom with walk in shower.

Entrance Hall
With a solid oak-veneered entrance door with spy-hole. Wall mounted security intercom system that provides an audio link to the

main development entrance door. Walk-in utility/store cupboard with light, shelving, and Gledhill cylinder supplying domestic hot water, along with the Vent Axia heat recovery unit and an automatic washing machine. A further shallow cupboard houses the meters. A feature glazed panelled door leads to the living room.

Living Room
A generous size room with a lovely bright aspect, courtesy of a double-glazed door opening to the walk out balcony and a further double glazed window to the side. A feature glazed double door leads to the kitchen.

Balcony
With a South/Easterly aspect overlooking part of the gardens, this is a lovely place to sit out and relax.

Kitchen
Excellent range of contemporary soft cream 'high-gloss' units with contrasting laminate worktop and matching upstands incorporating an 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. Double-glazed window, ceiling spot light fitting and tiled floor.

Double Bedroom
With double glazed window, walk-in wardrobe with auto-light, ample hanging space and shelving.

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.

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

1 Bed | £215,000

- 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: £2,643.25 per annum (up to financial year end 30/06/2026).

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 £425 per annum.
Ground rent review: 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.

