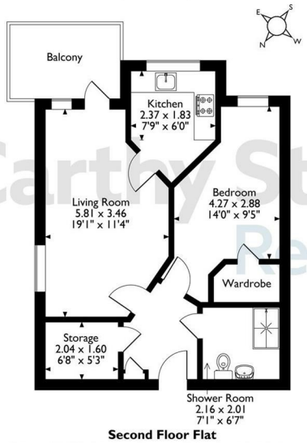
Excellent

Trustpilot

McCarthy & Stone
Resales.



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

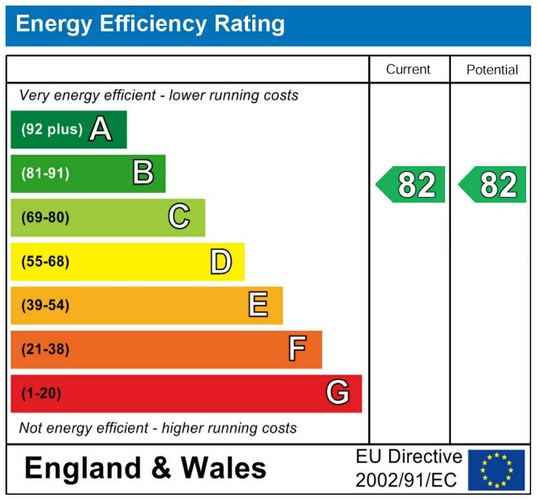


Second Floor Flat

The position & size of doors, windows, appliances and other features are approximate only.
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McCarthy Stone Resales









28 Applegate House

Seymour Road, Trowbridge, BA14 8FT

1 1 Council Tax Band: C

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 28 Applegate House could be the ideal place for you. Contact our team to arrange an appointment to view.

Offers over £185,000 Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Beautifully Presented First Floor Apartment - Lift Access To All Floors
- Walk Out Balcony Overlooking Part Of The Gardens
- Well Equipped Kitchen With Integrated Appliances
- Double Bedroom With Walk In Wardrobe
- Modern Bathroom With Walk In Shower
- Homeowners Lounge Where Social Events Take Place
- Landscaped Communal Gardens
- 27/7 Careline & Secure Entry System
- Excellent House Manager Oversees The Smooth Running Of The Development
- Guest Suite Available For Visiting Friends & Family

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. 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, wasted time or travel expenses. The details contained within this brochure 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.

McCarthy & Stone Resales Limited
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Registered in England and Wales No. 10716544

The Property Ombudsman

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

28 Applegate House, Trowbridge

1 | 1 | Offers over £185,000

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.

28 Applegate House
Situated on the first floor, apartment 28 is beautifully presented throughout and enjoys a convenient position close to the lift, providing easy access to all floors. The welcoming entrance hall incorporates a useful utility cupboard, leading through to a spacious and inviting living room, which benefits from a delightful south/east-facing aspect and direct access onto a private walk-out balcony. From here, there are pleasant views overlooking part of the beautifully maintained communal gardens.

The modern kitchen is well-appointed with a range of integrated appliances, while the generous double bedroom benefits from a walk-in wardrobe, providing excellent storage. Completing the accommodation is a contemporary bathroom, fitted with a modern walk-in shower..

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

Social Lifestyle
The Communal Lounge is at the heart of the community at Applegate House and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, Chair Yoga, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Landscaped Gardens
One of the main social hubs of Applegate House is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

“The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction.” – McCarthy Stone Homeowner

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.

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: £2,720.77 per annum (up to financial year end 30/06/2027).

Leasehold
999 Year Lease from January 2018
Ground Rent £425 per annum.
Ground rent review: 2033













