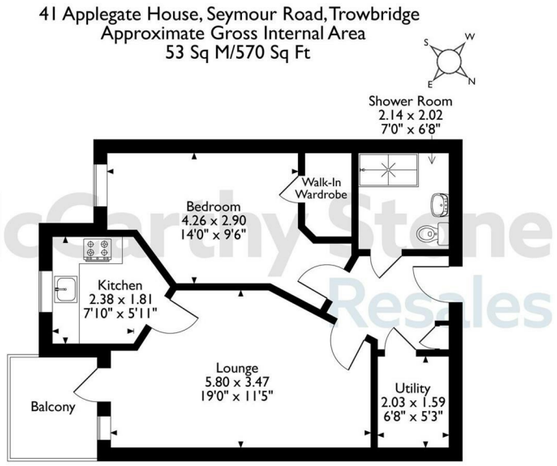
Excellent

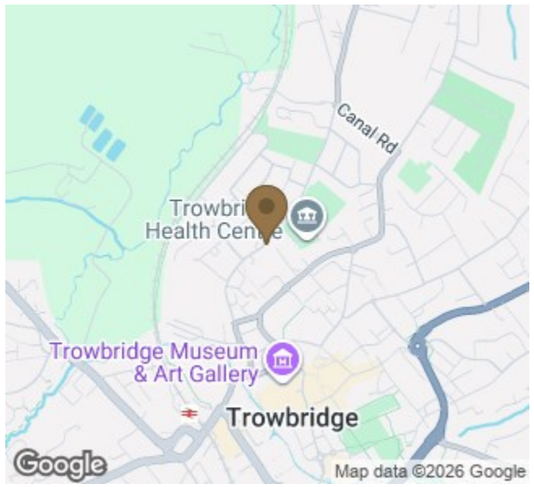
Trustpilot

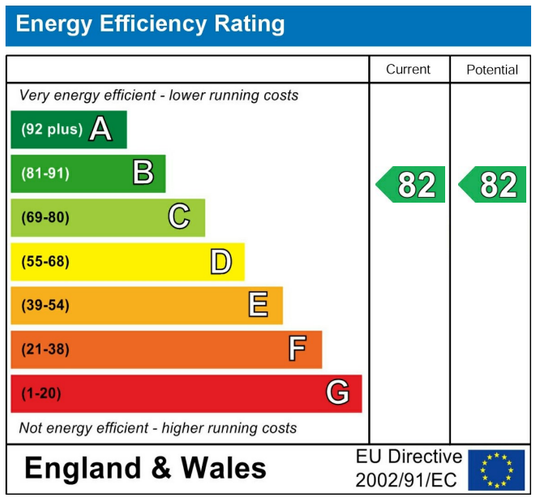
McCarthy & Stone
Resales.

41 Applegate House, Seymour Road, Trowbridge
Approximate Gross Internal Area
53 Sq M/570 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
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Registered in England and Wales No. 10716544

The Property Ombudsman







41 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 41 Applegate House could be the ideal place for you. Contact our team to arrange an appointment to view.

Offers over £195,000 Leasehold

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

Why you'll love living here:

- Beautifully Presented Top Floor Apartment - Lift Access To All Floors
- South/East Facing Walk Out Balcony Overlooking 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

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

41 Applegate House, Trowbridge

1 | 1 | Offers over £195,000

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.

41 Applegate House
Positioned on the top floor and conveniently located close to the lift serving all floors, Apartment 41 offers beautifully arranged and well-presented accommodation.

The apartment opens into an entrance hall with a useful separate walk-in utility/store cupboard, providing excellent additional storage. The spacious living room enjoys a lovely south-east aspect, with doors opening directly onto a walk-out balcony overlooking part of the attractive communal gardens – an ideal spot to relax and enjoy the outlook.

A door leads through to the modern, well-equipped kitchen, complete with a range of integrated appliances. The generous double bedroom benefits from a walk-in wardrobe, while the contemporary bathroom is fitted with a walk-in shower, creating a stylish and practical space.

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.

Annual Service Charge: £2,720.77 (for the financial year ending 30/06/2027).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to!

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













