

TOWN&COUNTRY
ESTATES



Florence Court, Trowbridge, Wiltshire BA14 0FH

£85,000

LOCATION

Florence Court is situated close to Bradley Road, with access from Rutland Crescent. The area benefits from a number of local convenience stores and regular bus routes, providing easy access to everyday amenities.

Trowbridge itself offers a busy town centre with a wide range of shops and services, together with a cinema complex with a selection of restaurants. The town also benefits from a mainline railway station, providing direct links to Bath, Bristol and beyond.

DESCRIPTION

****NO ONWARD CHAIN****

A spacious two double bedroom first-floor apartment, specifically designed for residents aged 55 and over, including those who may require additional care and support.

Florence Court was opened in June 2011 and comprises 40 wheelchair-accessible apartments, with both lift and stair access. The development is managed by BPHA (Bedfordshire Pilgrims Housing Association), with care and support services provided by Spire Homecare, available from 7am to 10.30pm, seven days a week.

The monthly charge includes all utility bills, together with access to an excellent range of communal facilities. These include a residents' lounge, library, hair salon, laundry room, bathroom with assisted bathing facilities, activity room and other amenities.

The apartment is well located just off Bradley Road, close to an Aldi supermarket and local bus services. Florence Court also benefits from ample residents' parking and attractive communal grounds, with well-maintained lawns and seating areas.

The accommodation itself comprises an entrance hall, spacious living room, separate kitchen, two double bedrooms and wet room.

ENTRANCE HALL

The welcoming entrance hall provides a pleasant introduction to the apartment, with a telephone intercom and emergency call system for added peace of mind. Doors lead to all rooms, while two useful storage cupboards provide valuable additional storage.

LIVING ROOM

11'4" x 16'6"

The spacious living room enjoys lovely views over the rear communal gardens through a window and glazed door opening onto a Juliet balcony. The room also features a TV point, telephone point, radiator and a useful opening through to the kitchen, creating a light and sociable living space.

KITCHEN

13'2" x 7'4"

The kitchen benefits from a window to the front and is fitted with a good range of matching wall and base units with rolled-edge work surfaces over. There is a stainless steel sink unit with chrome mixer tap, tiled splash backs, built-in high-level oven, inset ceramic hob with extractor and light over, together with plumbing for a washing machine (washing machine included in sale) and an additional extractor fan. The fridge freezer is also included in the sale.



BEDROOM ONE

16'3" x 9'2"

This generously sized bedroom enjoys a pleasant outlook over the rear communal gardens through a rear-facing window and benefits from a TV point and radiator.

BEDROOM TWO

10'9" x 9'4"

Currently used as a dining room, bedroom two is a versatile space which could easily be used as a second double bedroom. The room benefits from a rear-facing window overlooking the communal gardens and a radiator.

WET ROOM

8'5" x 6'11"

The wet room is fitted with a low-level WC, wash hand basin and mains-fed shower, together with a heated towel rail/radiator, shaver socket and extractor fan.

EXTERIOR

COMMUNAL GARDENS

Well kept communal gardens surround the property.

PARKING

Communal parking area to the front.

LEASE INFORMATION

125 year lease from 2014.

Service Charges (provided by BPHA)

Monthly Service Charge - £616.93 per calendar month (from April 2026), which includes utility costs (gas, electricity and water) & buildings insurance for each apartment, and maintenance and cleaning costs for communal spaces, equipment and grounds.

Optional Care Charges (provided by Spire Homecare)

Weekly care hours and cost as agreed with Spire Homecare.

ADDITIONAL INFORMATION

Council Tax Band - C

SHARED PURCHASE AT 75%

Shared Ownership for the over 55's

Whether you are retired, planning for your future or downsizing, where you live and quality of life is important. Florence Court provides you with the privacy of your own apartment but with the sense of community.

To progress purchase of the property, applicants will be required to have a sale agreed on their current property (if applicable) and have passed the necessary housing association checks.

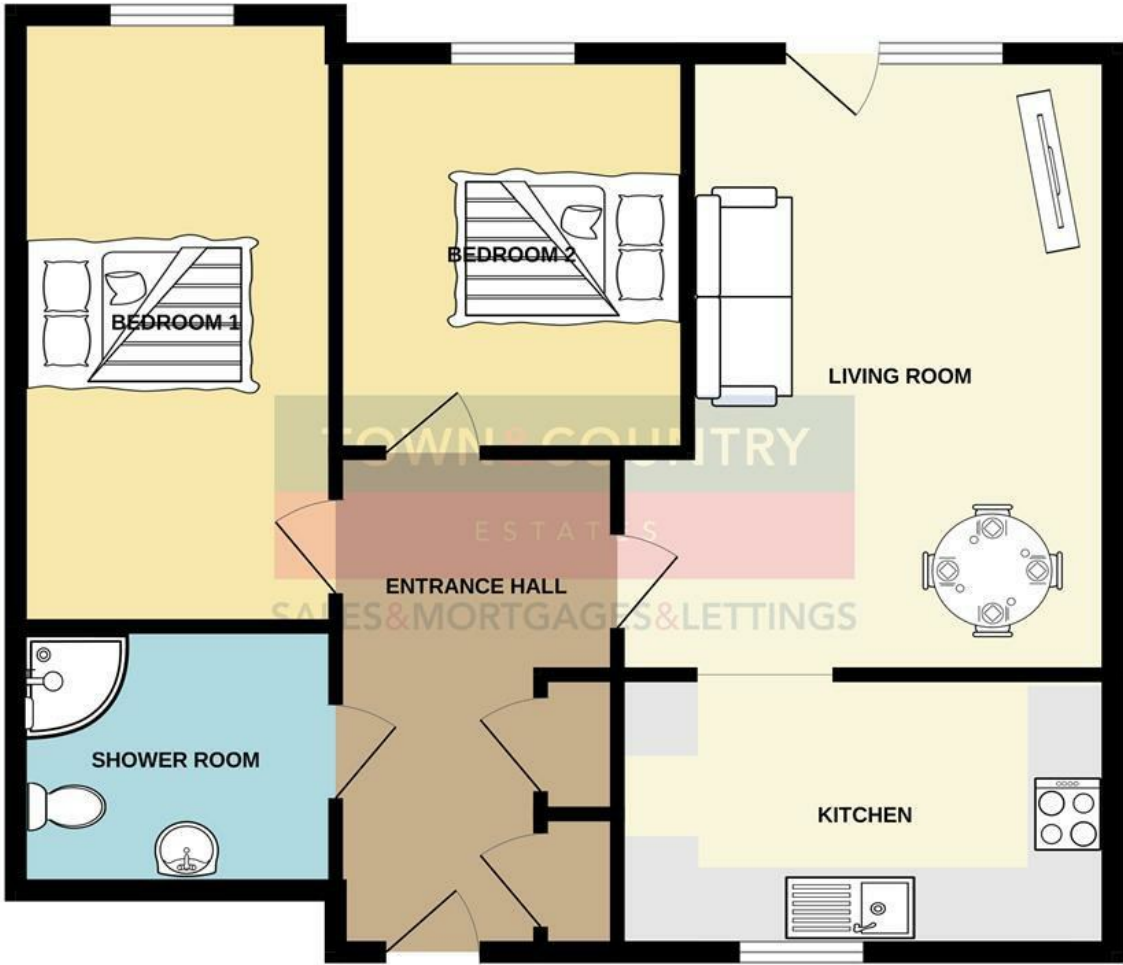
The association will carry out an affordability assessment on any interested applicants and this will also be subject to care assessment.





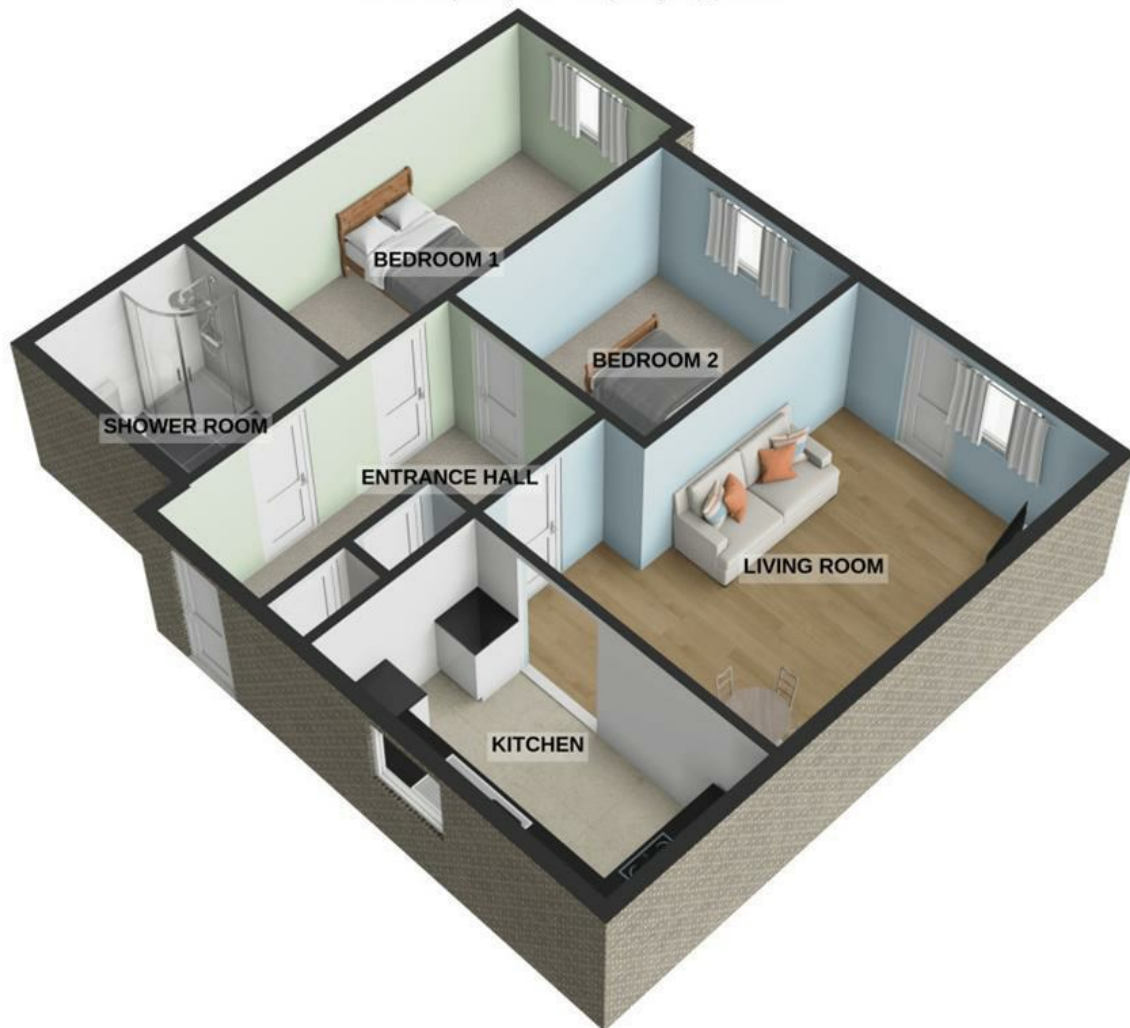


FIRST FLOOR
698 sq.ft. (64.9 sq.m.) approx.



TOTAL FLOOR AREA : 698 sq.ft. (64.9 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix ©2026

FIRST FLOOR
698 sq.ft. (64.9 sq.m.) approx.



TOTAL FLOOR AREA : 698 sq.ft. (64.9 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
Made with Metropix © 2026

TROWBRIDGE OFFICE
9 Fore Street, Trowbridge,
Wiltshire BA14 8HD

WESTBURY OFFICE
16 High Street, Westbury,
Wiltshire BA13 3BW

Teleph one: 01 225 7 766 99
Email: trowbridge@townandcountryestates.com

Telephone: 0 137 3 8244 44
Email: westbury@townandcountryestates.com

www.townandcountryestates.com

SALES & MORTGAGES & LETTINGS

TOWN & COUNTRY MORTGAGES

FEE FREE Mortgage Services

- RE-MORTGAGES
- FIRST TIME BUYER
- HOME MOVER
- BUY TO LET



YOUR PROPERTY MAY BE REPOSSESSED IF YOU DO NOT
KEEP UP REPAYMENTS ON YOUR MORTGAGE

OFFICE, HOME AND TELEPHONE
APPOINTMENTS AVAILABLE

CONTACT US ON:
01225 776699

BOOK ONLINE:
www.townandcountrymortgages.net

FIND US ON  

OLIVER BROWNING
Managing Director

NB. Town and Country Estates have not tested any equipment, fixtures, fittings or services and cannot guarantee that they are in working order. Buyers are advised to seek professional advice from their solicitors or surveyor. Internal measurements should not be relied upon for fitting of carpets or furniture without checking. These details have been prepared in good faith and whilst believed to be correct give notice that none of the statements are to be relied upon as statements or representations of fact. Some statements are inevitably subjective and are therefore the view of the author at the time the information was prepared. If any items are particularly important to you then please check with this office first, especially if travelling some distance to view.