# Ravenscroft House

A unique development of luxury apartments in the heart of the County town of Wiltshire.



## Location

Location information: Situated on the outskirts of Trowbridge, Ravenscroft House can be found in a sought after residential area of both new and old properties and fits in perfectly with its original character frontage with beautifully restored features and contrasting modern interiors. With easy access to the town centre, Ravenscroft House has all the facilities the town has to offer on its doorstep, including Trowbridge train station, a mixture of different supermarkets, post office, St Stephens Place Leisure Complex with Odeon Cinema and a selection of restaurants.

# Surrounding Area

Trowbridge is the County Town of Wiltshire and dates back to Saxon times. Located within easy commuting distance of the Georgian City of Bath and even slightly further beyond to Bristol and Salisbury, Trowbridge is ideally located for the shopping experience of a city or the quiet seclusion of countrywide walks. With the Kennet & Avon canal on your doorstep, you can select a different vista each time. The London Paddington line is easily accessible from Trowbridge taking you to the capital. Other enjoyable days out include Longleat with its large house and famed safari park just a little over 12 miles away.







All apartments at Ravenscroft House are available to purchase using the Government's Help to Buy equity loan scheme, which Backed by
HM Government aids buyers and those looking to move home to get on to the property ladder. As long as the qualifying criteria is met, buyers could borrow up to 20% of the purchase price interest free as long as a 5% deposit is paid.





# Ravenscroft House

Trowbridge, Wiltshire

A unique development of luxury apartments in the heart of the County town of Wiltshire.

Ravenscroft House is a former residential care home and has been redeveloped to create 6 luxury apartments and 4 houses. The 6 apartments all benefit from use of the lower ground floor, which offers a communal area and allocated store rooms. Apartments 15 & 16 are found on the uppermost floor which provides far reaching views across Trowbridge and beyond. Particular detail is paid to the quality and finish of each apartment and offers a new marketing perspective and flavour when it comes to other similar located properties. Everything is accessible with ease as there is a lift available to all floors and with the added bonus of each apartment having 2 allocated parking spaces, the worry of where to park is taken care of.



6 luxury apartments with separate storage rooms



Integrated appliances and fitted floor coverings



Quality fittings and finish throughout





# **Lower Ground Floor**



# **Ground Floor**



Apartment 11
Approximate area 780 SQ.FT

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and responsibility is not taken for any error, omission or misstatement. These plans are for illustrative purposes only and should be used as such by any prospective purchaser.

# BEDROOM 2 10'0" x 12'11" BEDROOM 1 11'8" x 24'5" HALL 3'5" X 28'3" BEDROOM 1 11'4" x 13'4" BEDROOM 1 11'4" x 13'4" BEDROOM 1 11'4" x 13'4" BEDROOM 1 11'4" x 13'4"

# First Floor

Apartment 12
Approximate area 800 SQ.FT

Apartment 14
Approximate area 830 SQ.FT

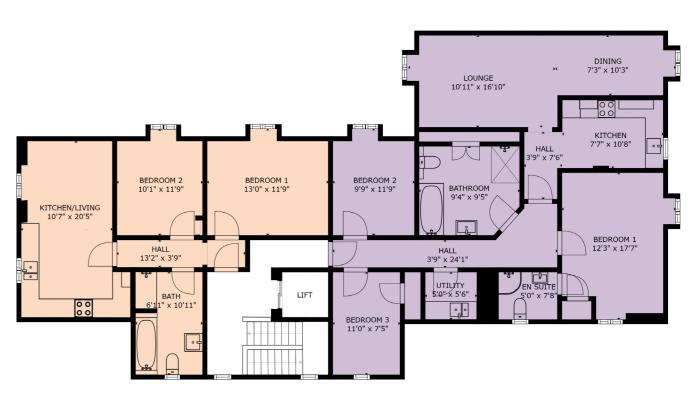


# Second Floor

Apartment 15
Approximate area 610 SQ.FT

Apartment 16
Approximate area 1034 SQ.FT

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# Specification

Each apartment has been thoughtfully designed using high quality materials by the developer's exacting standards.

#### Kitchens

- Fully fitted kitchen units with soft close cupboards and drawers.
- Integrated appliances including a double oven, cooker, fridge freezer, dishwasher and washing machine.
- Space saving storage items including pan drawer unit and cutlery drawer.
- Manually controlled over-worktop lighting and downlighting.
- Stainless steel extractor hood with glass splashback and one and a half bowl sink and drainer with tap.

#### Bathrooms

- Contemporary, white sanitaryware complemented with chrome fittings.
- All bathrooms fitted with full size bath and some apartments also benefiting from a separate shower.
- Shower to all en-suites.
- Ceramic wall and floor tiles.
- Heated towel rail and shaver point.

#### Bedrooms

 Spaciously designed bedrooms for positioning beds and wardrobes.

#### Electrical

- BT points in the living room and master bedroom.
- TV point to the living room and all bedrooms.
- Low energy light bulbs provided throughout.
- Extractor fans provided in all bathrooms and en-suites.
- Mains operated smoke detectors are provided to hallway.
- Heat detector located in kitchen.
- Downlighting provided throughout each apartment.



#### Lower ground floor

- Storage and communal area.
- Each apartment to have an allocated store room with access to the communal area.
- Communal area to be used for alternative uses as agreed by the management company.

#### Landscaping

- Communal area with French doors leading to an outdoor patio space.
- External tap to the rear lower ground floor.
- Separate external WC for general use of residents/gardener.

#### Internal finishes

- Brilliant white emulsion to walls and ceilings.
- Architraves and skirting boards all finished in white satin.
- Panel style internal doors with polished chrome lever handles.

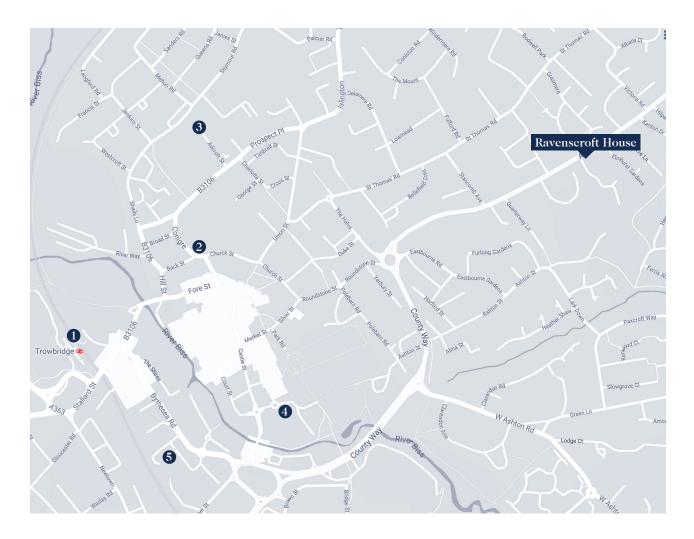
#### Energy-saving heating

- High performance insulation.
- High efficiency condensing gas boiler, serving the central and hot water heating system with mains pressure domestic hot water.
- Individually controlled thermostatic radiators.
- Digital heating programmer.

#### **External Finishes**

- Well designed facades are complemented by energy efficient double glazed UPVC windows with security locks.
- Panel style entrance door which includes a multi point deadlocking system.
- Security video/audio entry system connected to each apartment.
- External light fitting to the front door and covered porch area.
- Two allocated parking spaces to each apartment located within the main front car park.

The Developers attempt to provide accurate and reliable sales details in order to provide purchasers with a valid representation of the finished properties. However, during the process of construction alterations to the specification may become necessary and improvements or changes may occur. Customers should satisfy themselves with all dimensions and ensure they are aware of the detail and the finish provided in their specific plot before purchasing.



### **Directions**

By car proceed out of Trowbridge on the A361 Hilperton Road following the signs for Hilperton, Melksham and Chippenham. After the fire and ambulance stations, on the right hand side you will see Ravenscroft Gardens and the development is on the corner of Ravenscroft Gardens and Hilperton Road. Turn in to Ravenscroft Gardens and then immediately left into the front car park of the development.

# Nearby

١.	Trowbridge train station:	1.5 miles
2.	Supermarket:	0.3 miles
3.	Doctor's Surgery:	1.3 miles
4.	Odeon cinema complex & restaurants:	1.2 miles
5.	Library:	1.1 miles
6.	Georgian City of Bath:	12.3 miles
7.	M4 Motorway junction 17:	16.9 miles
8.	Bristol Airport:	30.1 miles

# Your next steps

Ravenscroft House is currently being brought to life. To see the transformation, arrange a visit with our team to view this beautifully crafted development.

Using a combination of the brochure, floor plans and specification you will gain a clear understanding of the look and feel of your new home. When you have decided on a particular apartment, our team can go through the plans and specification in detail, so you know exactly what you're reserving.

Once you decide to proceed, a reservation fee of £1,000 is required to secure your new home.

If you have any questions please get in touch with Davies & Davies.

# Warranty

All apartments at Ravenscroft House are protected by Advantage structural defects warranty, which lasts for 10 years after legal completion. Each apartment will be thoroughly checked during the development process making sure it meets the high standards of the developer.

#### Tenure:

The apartments are to be held on new 999 year leases. Each apartment is to own a share of the freehold and management company.

Please get in touch to register your interest or to find out more about this development.

01225 753858

trow@daviesanddavies.co.uk





