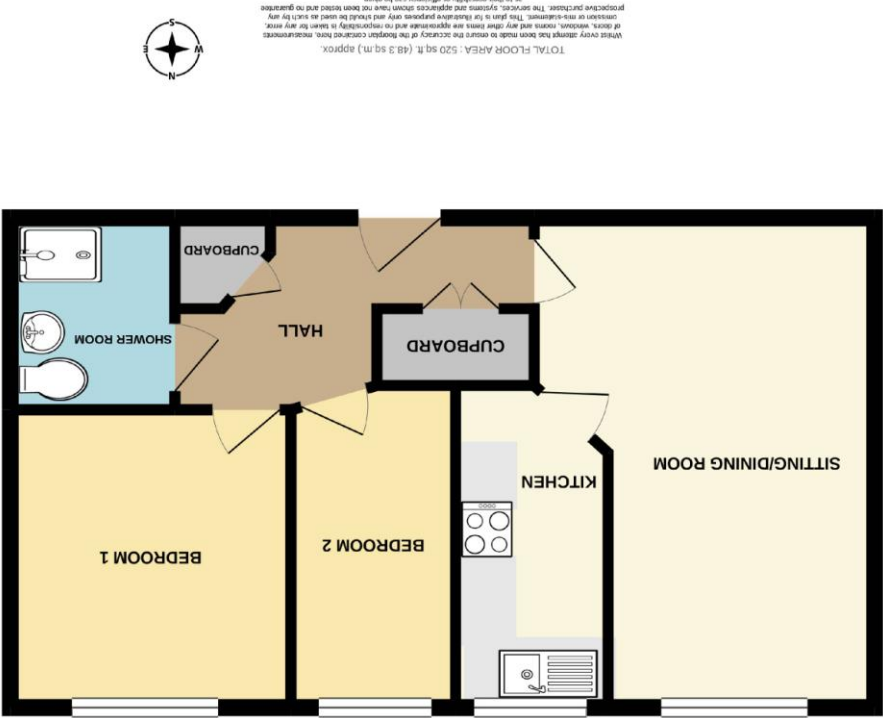
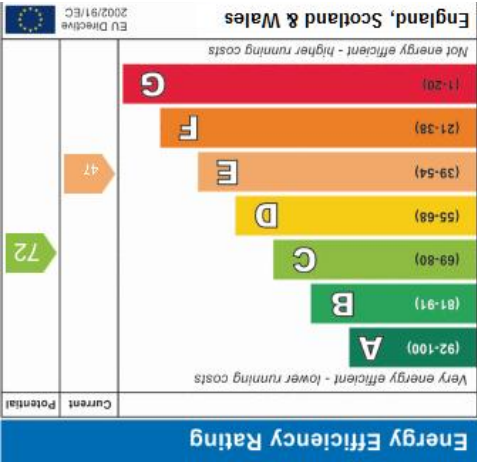


IMPORTANT NOTICE

1. These particulars are made without responsibility on the part of Kavanaghs or the Vendor. 2. All statements contained in these particulars are made without responsibility on the part of Kavanaghs or the Vendor. 3. None of the statements contained in these particulars is to be relied upon as a statement or representation of each of the statements contained in these particulars. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Vendor does not make or give any representation or warranty nor any person in their employment has the authority to make or give any representation or warranty of the appliances, services or equipment. Prospective purchasers must therefore satisfy themselves as to the working order of such and the structural condition of the property. 7. All dimensions, areas or distances referred to are given as an approximate guide only and are not precise. Prospective purchasers must rely on their own enquiries. 8. No warranty or representation is given to the title of the property or the existence or otherwise of planning permission, building regulations approval or other statutory or regulatory permission. Any reference to such is made in good faith. Purchasers should instruct their solicitor to make appropriate enquiries regarding these matters. 9. If there are any points which are of particular interest or importance to you please contact the agents who will seek particular clarification. Kavanaghs have a duty under the Proceeds of Crime Act 2002 to report any knowledge or suspicion of money laundering activity.



GROUND FLOOR
520 sq.ft. (48.3 sq.m.) approx.





18 Wharf Court,
Melksham, Wiltshire, SN12 7NS

£95,000

- No Chain - Retirement Apartment
 - Ground Floor
 - Excellent Order
 - Two Bedrooms
 - Modern Kitchen
 - Shower Room
 - Viewing Essential
 - EPC: E (47)



SITUATION:

Wharf Court is delightful retirement development situated close to the centre of Melksham, just off Spa Road. With easy access to local shops, amenities, doctor's surgeries and transport links, it's a perfect location for anyone that chooses their home here.

Melksham offers an excellent range of amenities for all including library, shops & supermarkets. The new Melksham campus is being developed throughout 2022 to provide fitness centre, swimming pool and much more. Melksham provides easy access to the M4 corridor and has transport links including bus services and a train station to the Neighbouring towns including Chippenham, Trowbridge, Bradford on Avon and the Georgian city of Bath lies some 12 miles distant.

DESCRIPTION:

A truly delightful ground floor retirement apartment occupying a prime position within the Wharf Court complex. It is quite close to the entrance and enjoys a bright and quiet outlook from all of its windows, over well-tended gardens. The apartment is well presented throughout and comprises two bedrooms, sitting room/diner, kitchen and shower room with the added advantage of no chain.

Wharf Court offers excellent communal amenities within including lounge, kitchen, guest suite, laundry facilities and pretty maintained gardens to enjoy. Emergency alarm cords are in all rooms offering 24/7 assistance to residents. A viewing is highly recommended.

DIRECTIONS:

From the market place continue out on Spa Road and just after the roundabout bear right into Wharf Court.

ACCOMMODATION:

COMMUNAL ENTRANCE HALL:

With secure main door through to:-

ENTRANCE HALL:

With entrance phone, night storage heater, double door storage cupboard, doors to:-

SITTING ROOM/DINER:

17' 0" x 11' 11" (5.18m x 3.63m) With Upvc double glazed window to side with vertical blinds, telephone and television point, night storage heater, door to:-

KITCHEN:

11' 03" x 5' 03" (3.43m x 1.6m) With Upvc double glazed window to side, attractive range of fitted modern base and wall units with laminated rolled edge work surfaces incorporating stainless steel sink unit, space for cooker and fridge, part tiled walls.

BEDROOM ONE:

10' 03" x 9' 11" (3.12m x 3.02m) With secondary double glazed window to side with vertical blinds, point for electric panel heater.

BEDROOM TWO:

11' 03" x 5' 08" (3.43m x 1.73m) With secondary double glazed window to side with vertical blinds, wall mounted electric panel heater.

SHOWER ROOM:

With modern suite comprises:- fully enclosed double shower, low flush w.c., pedestal wash hand basin, extractor fan, part tiled walls, heated towel rail, wall mounted electric heater.

OUTSIDE:

Wharf Court offers pretty, maintained gardens which all residents are able to enjoy. There is communal parking and visitors spaces to use.

SERVICES:

Main services of electricity, water and drainage are connected.

TENURE:

Leasehold - 125 years (2017) Peppercorn ground rent

SERVICE CHARGE:

There is an annual service charge which covers maintenance of the garden, maintenance of equipment i.e. fire alarms, and warden call systems, buildings insurance, door entry, communal area cleaning and electric, 24 hour alarm call service with a scheme manager or deputy on duty Monday to Friday. The monthly service charge is currently £218.33 for 2022-2023.

AGENTS NOTE:

Please note that there are legal fees to be paid by the purchaser for the grant of a new lease (from seller to buyer) - these are currently £375.00 plus vat and a document fee of £65.00 plus vat

COUNCIL TAX:

The property is in Band C with the amount payable for 2022/23 being £1891.42

CODE: 10/09/2021 10720

TO VIEW THIS PROPERTY:

To arrange a viewing please call 01225 706860 or email residentialsales@kavanaghs.co.uk.

