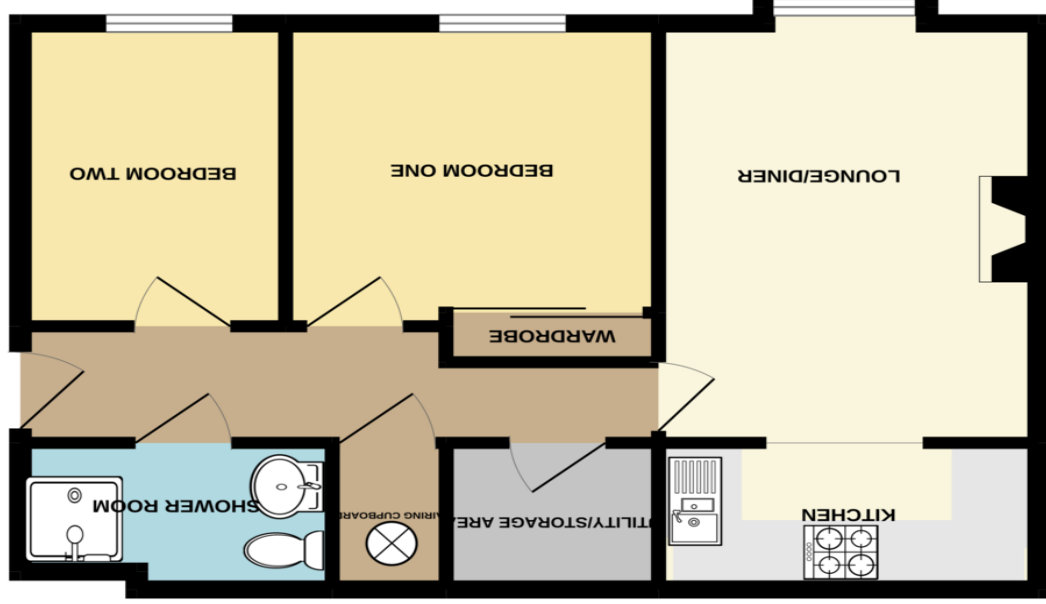


IMPORTANT NOTICE
1. These particulars do not constitute any part of an offer or a contract. 2. All statements contained in these particulars are made without responsibility on the part of Kavanaghs or the Vendor. 3. None of the statements contained in these particulars is to be relied upon as a statement or representation of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to correctness of each of the statements contained in these particulars. 5. The Vendor does not make or give any representation or warranty for any person in their employment to make or give any representation or warranty or otherwise in relation to the property. 6. We have not carried out a survey of the property nor tested any 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 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.

Staircase Diagram only - Not to scale
Made with Mapbox ©2022



FIRST FLOOR

Energy Efficiency Rating	
Current	Potential
G	71
Not energy efficient - higher running costs (1-20)	
(21-38)	
(39-54)	
(55-68)	
(69-80)	
(81-91)	
(92-100)	
Very energy efficient - lower running costs	

EU Directive 2002/91/EC
England, Scotland & Wales



- Favoured Retirement Complex - Leasehold
- First Floor Apartment – Designed for the over 60's
- Close Access to Lift - No Chain
- Excellent order
- Two Bedrooms
- Newly Fitted Shower Room
- Town Centre Location
- EPC: C (71) Leasehold Council Tax: Band B



SITUATION:

Set in the heart of Melksham which offers an excellent range of amenities for all including a library, shops and supermarkets. The new Melksham campus provides 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.

DIRECTIONS:

Set in the heart of the town centre, from the Market Place, approached via wrought iron gates,

DESCRIPTION:

**** No Chain **** Located within close access to the lift, Kavanaghs are pleased to bring to the market this well presented, light and bright first floor retirement apartment within this popular complex, offering two bedroom accommodation, with newly fitted shower room, modern kitchen with feature fireplace, lounge/diner and the added benefit of a utility/storage room and fully re carpeted. Designed with the over 60's in mind the property has the benefit of communal facilities, resident carpark, scheme manager (part time), 24 hour careline and pretty well cared for gardens - **VIEWING ESSENTIAL**

COMMUNAL ENTRANCE HALL:

With communal front door, stairs and lift to all floors, communal lounge, washing/drying facilities, schedule manager's office.

ACCOMMODATION:

With front door leading to:-

ENTRANCE HALLWAY:

With night storage heater, large airing cupboard with slatted shelving, loft, doors to:-

LOUNGE/DINER:

15' 05 max" x 10' 02" (4.7m x 3.1m) With window to front overlooking the courtyard, decorative fire surround with electric fire inset, night storage heater, access to:-

KITCHEN:

9' 03" x 6' 05" (2.82m x 1.96m) With attractive range of fitted base and wall units incorporating stainless steel single drainer sink unit with cupboard under, built in hob with extractor hood over and oven under, space for under counter fridge and freezer, part tiled walls.

BEDROOM ONE:

9' 11" x 9' 07" (3.02m x 2.92m) With window to front overlooking the courtyard, built in double door wardrobe, wall mounted electric panel heater.

BEDROOM TWO:

10' 0" x 6' 10" (3.05m x 2.08m) With window to front overlooking the courtyard, wall mounted electric panel heater.

STUDY/UTILITY AREA:

With plumbing for automatic washing machine.

SHOWER ROOM:

Newly re fitted shower room comprises:- large corner enclosed shower cubical, low level w.c., pedestal wash hand basin, part tiled walls, heated towel rail, extractor fan.

OUTSIDE:

GARDENS:

Pretty communal gardens surround Crown House. Resident carpark.

TENURE:

Leasehold with vacant possession on completion. 99 Year lease (1987)

SERVICES:

Main services of electricity, water and drainage are connected.

SERVICE CHARGE:

Current service charge payment is £196.14 per month (approximately) 2023/24

Management company: Lancaster Brooks Property Management LTD

Ground rent: Peppercom

COUNCIL TAX:

The property is in Band B with the amount payable for 2023/24 being £1734.13

CODE: 19/11/2022 11031

TO ARRANGE A VIEWING:

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

