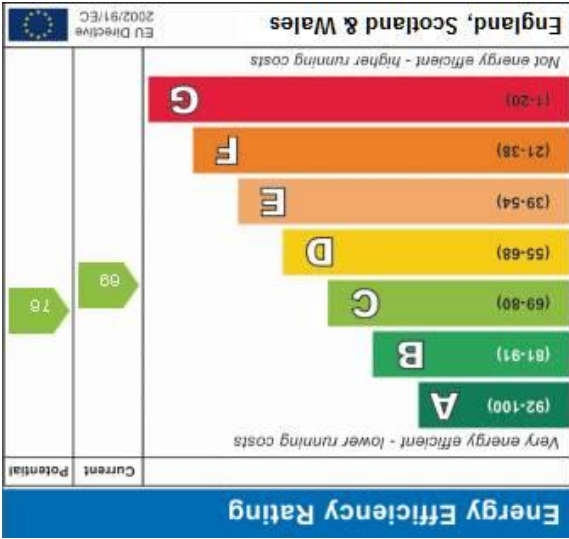
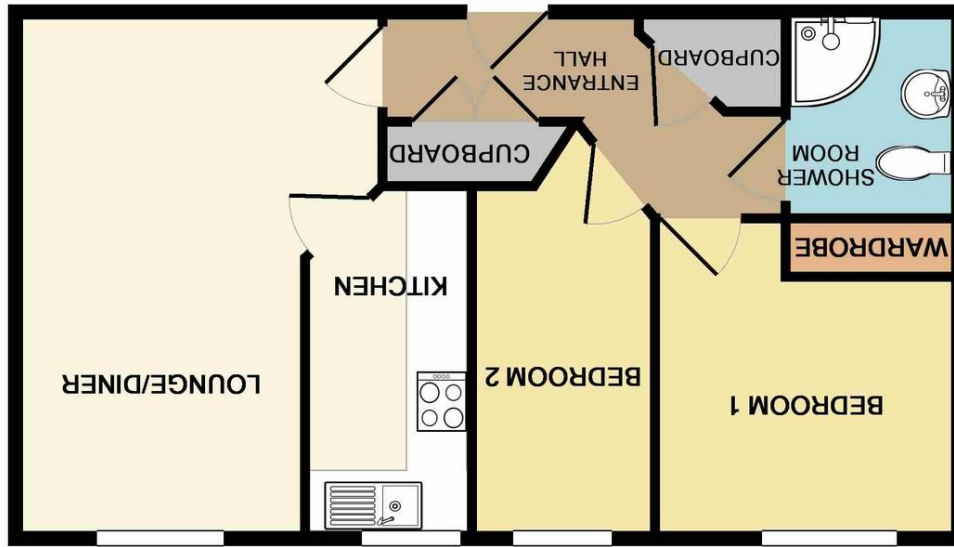


**IMPORTANT NOTICE**  
1. These particulars do not constitute any part of an offer or a contract. 2. All statements contained in these particulars are made without responsibility on the part of Kavanagh or the Vendor. 3. None of the statements contained in these particulars is to be relied upon as a 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 and neither Kavanagh nor any person in their employment has the authority to make or give any representation or warranty whatever in relation to this 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 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. Kavanagh have a duty under the Proceeds of Crime Act 2002 to report any knowledge or suspicion of money laundering activity.

Schematic Diagram only - Not to scale  
Made with Metropix ©2017



- Popular Retirement Complex
- Close to town
- Two Bedrooms
- Spacious Lounge/Diner
- Shower Room
- Communal Gardens
- Council Tax Band C – Leasehold
- EPC: C (69)





**SITUATION:**

Wharf Court is a delightful retirement development situated close to the centre of Melksham, just off Spa Road, a perfect location for anyone that chooses their home here. Melksham offers an excellent range of amenities for all including library, shop and supermarkets. The new Melksham campus is now open and 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.

**DESCRIPTION:**

Kavanaghs are most pleased to offer this delightful first floor retirement apartment, within the popular Wharf Court development. Designed for the over 60's in mind with a variety of communal amenities available including laundry, guest suite and scheme manager. The property includes entrance hall, lounge with pretty view, fitted kitchen, two bedrooms and shower room. Viewing is highly recommended.

**COMMUNAL HALLWAY:**

Through to:-

**ENTRANCE HALL:**

With large double door storage cupboard, further shelved storage cupboard, night storage heater, doors to:-

**SITTING ROOM:**

17' 2" x 11' 11 max" (5.23m x 3.63m) With Upvc double glazed window, lovely view over rear communal garden, night storage heater, door to:-

**KITCHEN:**

11' 04" x 5' 03" (3.45m x 1.6m) With Upvc double glazed window, attractive range of fitted base and wall units incorporating fur ring electric hob, with oven under and extractor hood over, stainless steel single drainer sink unit with mixer tap and cupboards under, plumbing for automatic washing machine, (washing machine to remain - not tested), part tiled walls.

**BEDROOM ONE:**

10' 4" x 9' 11" (3.15m x 3.02m) With Upvc double glazed window, electric panel wall heater, fitted wardrobe.

**BEDROOM TWO:**

11' 05" x 5' 08" (3.48m x 1.73m) With Upvc double glazed window, electric panel wall heater.

**SHOWER ROOM:**

With modern white shower suite comprises:- corner shower, wash hand basin with vanity unit, low flush wc.

**OUTSIDE:**

There are communal garden areas and communal parking.

**SERVICES:**

Main services of electricity, water and drainage are connected.

**TENURE:**

Leasehold - 99 years from 1988 with vacant possession on completion. Purchases must be 60 or over 55 and in receipt of a disability allowance.

**SERVICE CHARGE:**

There is an annual service charge which covers garden maintenance of equipment, i.e. fire alarm and warden call systems, door entry, communal area cleaning and electric, building insurance, 24 hour emergency call service with a scheme manager or deputy on duty Monday to Friday 10.00 - 4.30. The service charge for 2023/24 £227.96 per month.

**AGENTS NOTE:**

The property is managed by Midland Heart Limited. Potential purchasers must be over 60 year of age or 55 plus and in receipt of a disability allowance - also subject to approval by the scheme Manager.

Please note that there are legal fees to be paid by the purchaser for the grant of a new lease and these are currently £375.00 plus vat plus a document fee of £80.00 plus vat. (between seller and buyer).

**COUNCIL TAX:**

The property is in Band C with the amount payable for 2023/24 being £1981.87.

**CODE: 11012 14/09/2022**

**TO VIEW THIS PROPERTY:**

Call 01225 706 860 or email sales@kavanaghs.co.uk

