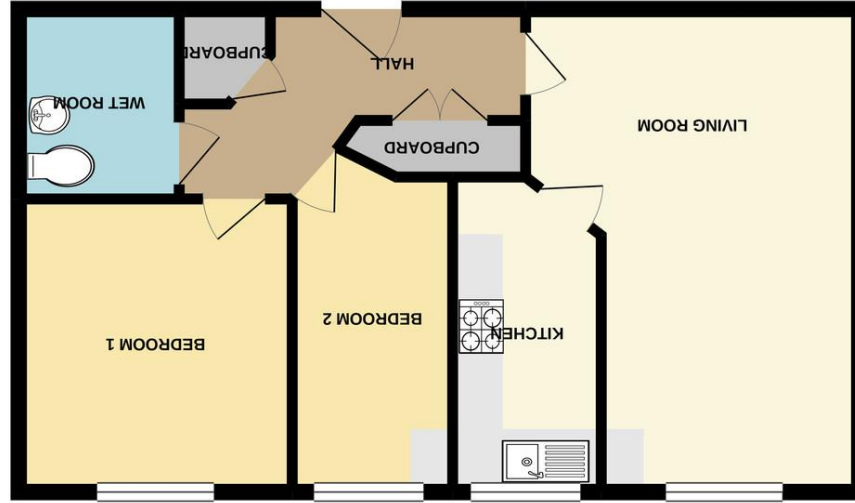


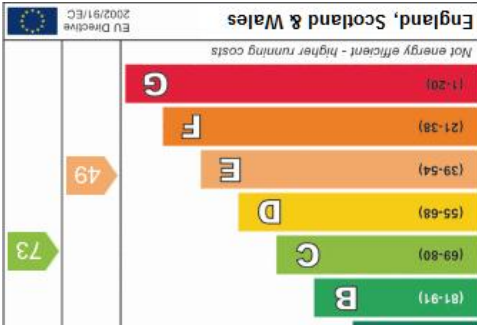


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Virtual viewing has been made to ensure the accuracy of the floorplan contained here. Measurements of rooms, rooms and any other items are approximate and not guaranteed to match the actual floor plan. The vendor, Kavanagh and the Vendor do not make or give any representation or warranty for any person in their employment to make or give any representation or warranty.



GROUND FLOOR



**Kavanagh**

24 Wharf Court  
Melksham, Wiltshire SN12 7NS

£89,950

- No Chain
- Retirement Apartment
- Ground Floor
- Two Bedrooms
- Wet Room
- Sunny Lounge/diner
- Virtual Tour Available
- EPC: E (49)



**SITUATION:**

Wharf Court is located just out of the centre of Melksham, (level walking access) with its range of amenities including swimming pool/fitness centre, library and bus services to surrounding towns. Neighbouring towns include Calne, Corsham, Devizes, Bradford on Avon, Trowbridge and Chippenham with the latter having the benefit of mainline rail services whilst the Georgian city of Bath with its many facilities lies some 12 miles distant. Access to the M4 at junction 17 is 3 miles north of Chippenham.

**DESCRIPTION:**

Kavanaghs estate agents are most pleased to offer a ground floor retirement apartment occupying a prime position at the front of the Wharf Court complex. Well presented throughout, the property comprises two bedrooms, lounge/diner, kitchen and wet room with the added advantage of no chain and night storage heating. A variety of communal facilities are available including a large lounge, with kitchen and access to outside seating areas. There are also laundry rooms, a guest suite and on site scheme managers.

**OUTSIDE:**

Award winning communal grounds and gardens surround Wharf Court. Residents communal parking.

**SERVICES:**

Main services of electricity, water and drainage are connected.

**TENURE:**

The property is Leasehold 99 year lease (1988) - Peppercorn Ground Rent

**ACCOMMODATION:**

**COMMUNAL ENTRANCE HALL:**

With secure main door through to:-

**ENTRANCE HALL:**

With entrance phone, night storage heating, two large storage cupboards, doors to:-

**LOUNGE/DINER:**

17' 02" x 11' 11" max 9'04" min (5.23m x 3.63m) With Upvc double glazed window with vertical blinds, two night storage heaters, door to:-

**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 £227.96 2023/24

**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

**KITCHEN:**

11' 03" x 5' 03" (3.43m x 1.6m) With Upvc double glazed window with roller blind, a fitted range of base and wall units incorporating laminated work tops with rolled edge finish, stainless steel single drainer sink unit, water heater, electric cooker, (not tested), part tiled walls, space for fridge.

**BEDROOM ONE:**

10' 05" x 9' 10" (3.18m x 3m) With window, vertical blinds, wall mounted electric panel heater.

**BEDROOM TWO:**

11' 04" x 5' 08" (3.45m x 1.73m) With window, vertical blinds, wall mounted electric panel heater.

**WET ROOM:**

With Mira shower facilities, low flush w.c., pedestal wash hand basin, fully tiled walls, dimplex wall heater, extractor fan.

**COUNCIL TAX:**

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

**CODE: 107727 22/09/2021**

**TO VIEW THIS PROPERTY:**

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

