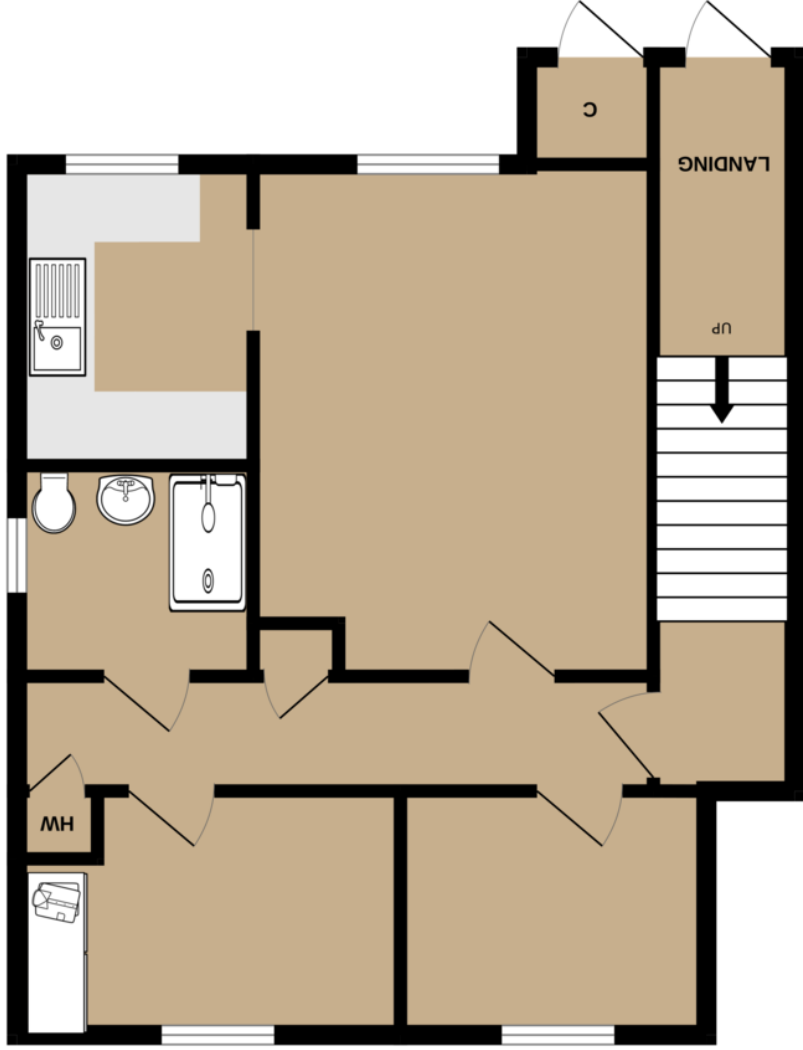
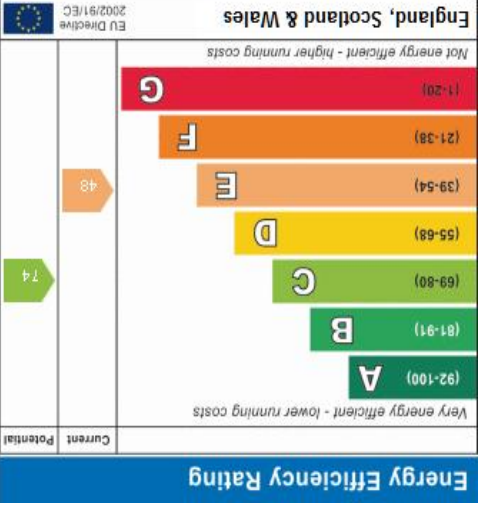




IMPORTANT NOTICE
1. These particulars do not constitute any part of an offer or a contract. 2. All statements contained in these particulars are made without responsibility on the part of Kavanagh's or the Vendor. 3. None of the statements contained in these particulars is to be taken as a statement or representation of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the particulars and as to the condition of the property. 5. The Vendor does not make or give any representation or warranty 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 condition 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 agent who will seek particular clarification. Kavanagh's have a duty under the Proceeds of Crime Act 2002 to report any knowledge or suspicion of money laundering activity.

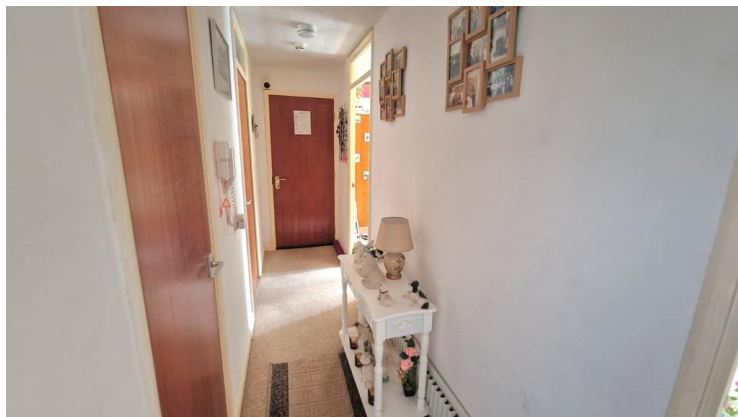


Kavanagh's

76 Wharf Court,
Melksham, Wiltshire SN12 7NS

£99,995

- Retirement Apartment – Leasehold
- Two Bedrooms - Shower Room
- Light & Bright Throughout
- Lounge/diner - Kitchen
- Communal Facilities
- Pretty Grounds & Gardens
- Updated Lease
- EPC: E (48)
Council Tax: C



SITUATION:

The property lies just on the outskirts of Melksham town centre, where an excellent range of amenities for all include shops and supermarkets. The new Melksham campus built in 2022 provides fitness centre, library, 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 rarely available, well presented first floor retirement apartment, within the Wharf Court retirement complex, but set aside from the main development. The property is reached via a communal door to just one other property and a small staircase leads to the first floor accommodation. The light, bright well presented accommodation offers entrance hall, lounge/diner, modern kitchen, two double bedrooms, the master bedroom having a range of built in wardrobes and shower room. The friendly complex close by offers communal facilities to include lounge, kitchen, laundry room, guest suite and scheme managers. Viewing is essential to fully appreciate all this super property has to offer.

COMMUNAL HALLWAY:

Access to two apartments only, stairs to first floor landing and door to:-

ENTRANCE HALL:

With entry phone, free standing electric radiator, storage cupboard, airing cupboard with hot water tank and immersion heater, doors to:-

LOUNGE/DINER:

14' 08" x 11' 06" (4.47m x 3.51m) With Upvc double glazed window to front, free standing feature electric fire with surround.

KITCHEN:

8' 09" x 6' 11" (2.67m x 2.11m) With Upvc double glazed window to front, attractive range of fitted base and wall units, laminated work tops with rolled edge finish incorporating stainless steel single drainer sink unit, with mixer tap, space for electric cooker, built in dishwasher and under counter fridge, part tiled walls, extractor hood.

DIRECTIONS:

From the market place continue out on Spa Road and just after the roundabout bear right into Wharf Court. The property is not located in the main house, follow round and the property will be found on the left hand side within a separate building.

BEDROOM ONE:

13' 0" max 8' 11" (3.96m x 2.72m) With Upvc double glazed window to rear, attractive range of fitted wardrobes, dressing table and storage cupboards, wall mounted electric panel heater.

BEDROOM TWO:

9' 02" x 7' 08" (2.79m x 2.34m) With Upvc double glazed window to rear, built in storage cupboards, wall mounted electric panel heater.

SHOWER ROOM:

With Upvc double glazed window to side, modern white suite comprises:- fully enclosed modern shower cubical, wash hand basin and low level w.c., within vanity unit, heated towel rail.

OUTSIDE:

There are pretty communal grounds and gardens.

SERVICES:

Main services of electricity, water and drainage are connected.

TENURE:

Leasehold - 125 years (2018)

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 warden call service with a scheme manager or deputy on duty Monday to Friday 10 - 4.30 The service charge for £227.96 per month 2023/24

AGENTS NOTE:

Purchasers must be 60 or over or 55 and in receipt of a disability allowance. Please note that there are legal fees to be paid by the purchaser for grant of a new lease and these are currently £375.00 plus vat plus a document fee of £65.00 + vat. A copy of the service charge breakdown is available upon request.

COUNCIL TAX:

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

CODE: 11226 23.6.23

TO VIEW THIS PROPERTY:

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

