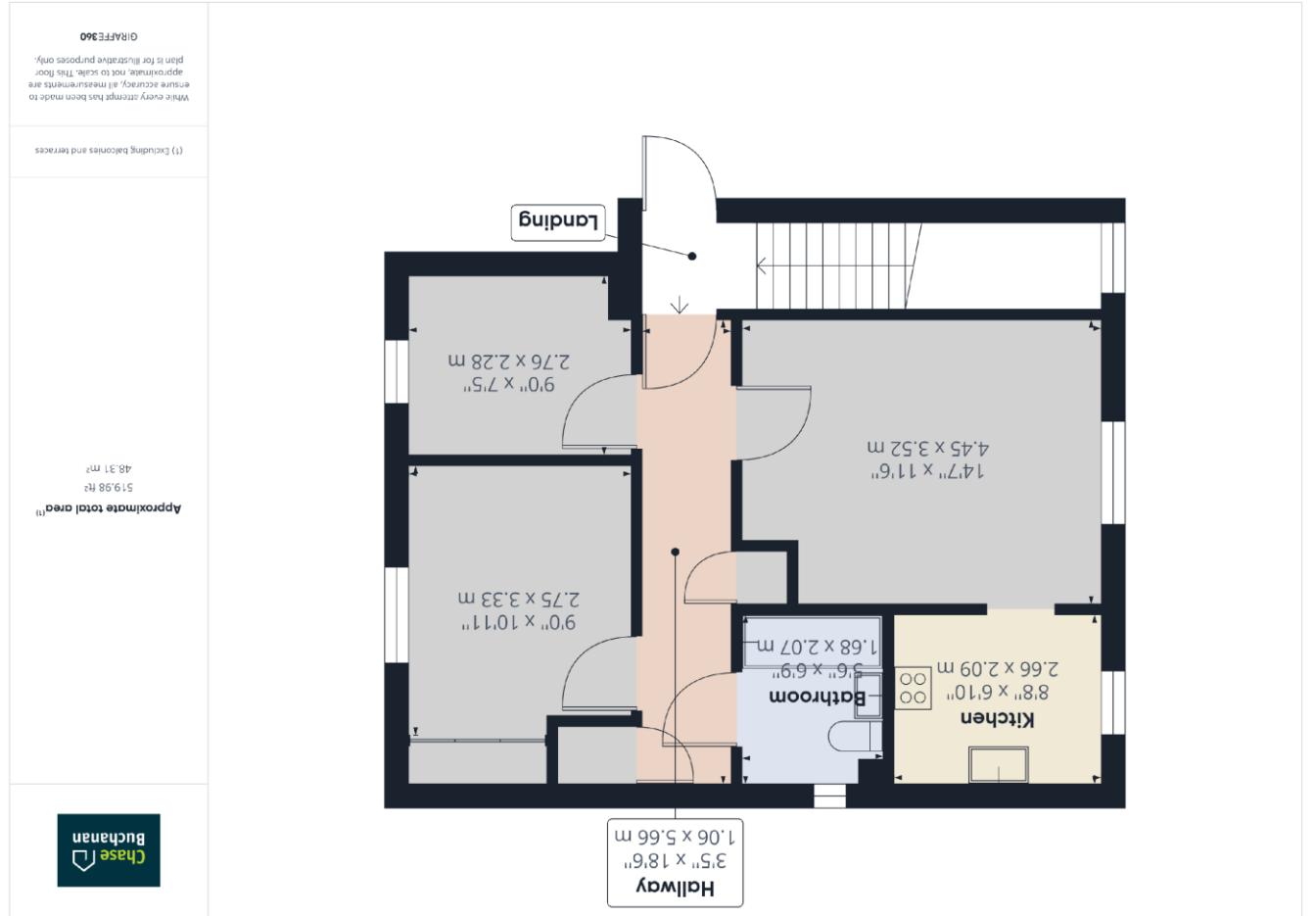
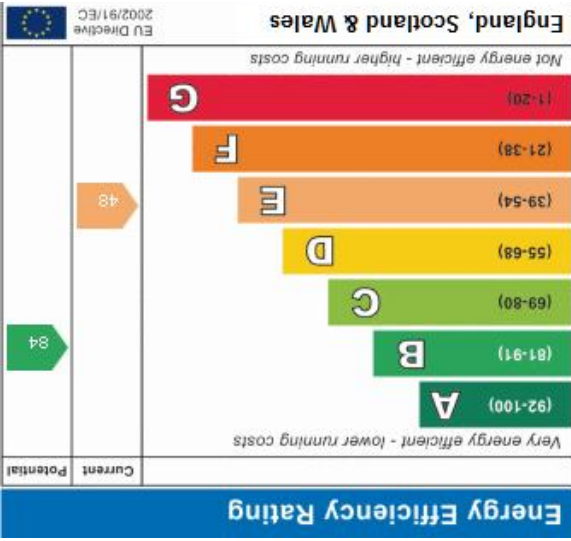


**IMPORTANT NOTICE**  
1. These particulars are made without responsibility on the part of Kavanaghs or the Vendor. 2. All statements contained in these particulars are made without responsibility on the part of Kavanaghs or the Vendor. 3. None of the statements contained in these particulars is to be relied upon as a statement or representation of 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 in relation to their employment has the authority to make or give any representation or warranty. 6. We have not carried out a survey 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 therefore satisfy themselves as to the accuracy of the measurements. 8. No warranty or representation is given to the title of the property or the existence of other rights or planning permission, building regulations approval or other statutory or regulatory permissions. 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.



78 Wharf Court  
Melksham, Wiltshire SN12 7NS  
£93,000

- First Floor Retirement Apartment - Leasehold
- Level Access to Melksham Centre
- Two Bedrooms - Bathroom
- Communal Facilities - 24hr Careline
- Communal grounds & Gardens
- Viewing Essential
- No Chain
- EPC: E (48)  
Council Tax: C



**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 to make their home here. Melksham offers an excellent range of amenities for all including a shops and supermarkets. The new Melksham campus, completed in 2022 provides library, 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:**

**\*\* No Chain \*\*** A well-presented first floor retirement apartment, set within Wharf Court. Set away from the main complex, but with all the benefits retirement living has to offer. Designed with the over 60's in mind the property has communal facilities available, beautiful gardens and communal parking. The apartment has been recently newly re carpeted and decorated throughout and offers entrance hall, kitchen, sitting room and bathroom. Viewing is highly recommended.

**ACCOMMODATION:**

Front door with stairs rising, leads to:- (access to only two apartments)

**ENTRANCE HALL:**

Door to apartment, night storage heater, built in storage cupboards, doors to:-

**SITTING ROOM:**

14' 6" (max) x 11' 4" (4.42m x 3.45m) With double glazed window to front, night storage heater, through to:-

**KITCHEN:**

6' 8" x 8' 9" (2.03m x 2.67m) With double glazed window to front, range of fitted base and wall units incorporating stainless steel single drainer sink unit,

**BEDROOM ONE:**

9' 0" x 11' 0" (2.74m x 3.35m) With double glazed window, wall mounted electric panel heater.

**BEDROOM TWO:**

9' 0" x 7' 6" (2.74m x 2.29m) With double glazed window, wall mounted electric panel heater.

**BATHROOM:**

5' 7" x 6' 7" (1.7m x 2.01m) With white suite comprises:- panelled bath, low level w.c., pedestal wash hand basin, part tiled walls.

**OUTSIDE:**

There are well kept communal grounds and gardens.

**SERVICES:**

Main services of electricity, water and drainage are connected.

**TENURE:**

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

**SERVICE CHARGE:**

There is an annual service charge which covers garden maintenance of equipment, i.e., fire alarms and warden call systems, door entry, communal area cleaning and electric, building insurance, 24-hour emergency call service. Scheme manager or deputy on duty Monday to Friday 10:00 – 16:30. The service charge for 2023/24 is £227.96.

**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: 8.8.23**

**TO VIEW THIS PROPERTY:**

To arrange a viewing, please call 01225 706860 or email [melksham@chasebuchanan.co.uk](mailto:melksham@chasebuchanan.co.uk).

