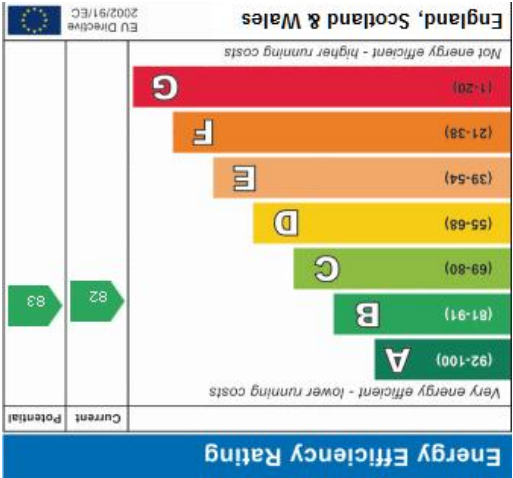


FIRST FLOOR FLAT
583 sq. ft. (54.2 sq. m.) approx.

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 any representation or warranty for 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 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 otherwise of planning permission, building regulations approval or other property or other matters. Prospective 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's have a duty under the Proceeds of Crime Act 2002 to report any knowledge or suspicion of money laundering activity.



Kavanagh's

20 Crown House
Melksham, Wiltshire SN12 6ES

£129,500

- Favoured Retirement Complex
- First Floor Apartment - Designed for the over 60s
- Beautifully Appointed
- Two Bedrooms
- Newly Fitted Kitchen & Shower Room
- Town Centre Location
- Viewing Is Essential
- EPC: 82 (B)
Council Tax: B



SITUATION

Located in the heart of the town and therefore within easy reach of all amenities, which include a range of shops and commercial facilities and the new Melksham Campus. Bus services are available to the surrounding towns of Trowbridge, Corsham, Devizes, Bradford On Avon and Chippenham, with the latter having main line rail services and access to the M4 at junction 17.

DESCRIPTION

A beautifully presented first floor apartment within a popular retirement complex in the centre of Melksham. The property benefits from an entrance hall, lounge, newly fitted kitchen and shower room, two bedrooms, night storage heating, new wooden internal doors, double glazing, residence lounge, shared laundry room, lifts, security entry phone system and care line facility. There is also a scheme manager.

GARDENS

There are attractively laid communal gardens with lawns, flower beds, mature trees and shrubs together with seating areas and communal parking area for residents.

TENURE

The property is held on a 99 year lease from 2019 - leasehold. There is a service charge of £190.74 per month for year 2023/24. The service charge includes building insurance, external maintenance and maintenance of common areas,

COMMUNAL ENTRANCE HALL

With communal front door, stairs and lift to all floors, communal lounge, washing and drying facilities, scheme managers office.

ACCOMODATION

With front door leading to:-

ENTRANCE HALL

With two useful storage cupboards, one housing Redring electric water heater providing hot water to the kitchen and bathroom, cloaks recess and night storage heater

KITCHEN

8' 2" x 7' 8" (2.49m x 2.34m) Fully fitted with a range of wall and floor cupboards, work surfaces, tiled surrounds, inset sink drainer, built in fridge/freezer, washing machine, dish washer, electric hob with extractor over, split level oven and microwave.

LOUNGE

13' 3" x 11' 5" (4.04m x 3.48m) With double glazed window and night storage heater.

SERVICES

Main services of electricity, water and drainage are connected.

SERVICE CHARGES

Current service charge payment is £190.74 per month (approximately)

Management company: Lancaster Brooks Property Management LTD

Ground rent: Peppercorn

BEDROOM ONE

12' 7" x 8' 5" (3.84m x 2.57m) With double glazed window and electric heater.

BEDROOM TWO

15' 7" x 7' 5" (4.75m x 2.26m) With double glazed window, electric heater, shelved recess with cupboard above.

SHOWER ROOM

With walk in shower cubicle, having Mira electric shower, full height tiles and glazed screen over, wash basin with cupboard below, low level w/c with concealed cistern, half tiled surrounds, chrome electric heated towel rail, extractor fan and mirror fronted wall cabinet with shaver point.

OUTSIDE

COUNCIL TAX

The property is in band B with the amount payable for 2023/24 being £1,734.13.

CODE: 21.06.2311219

TO ARRANGE A VIEWING

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

