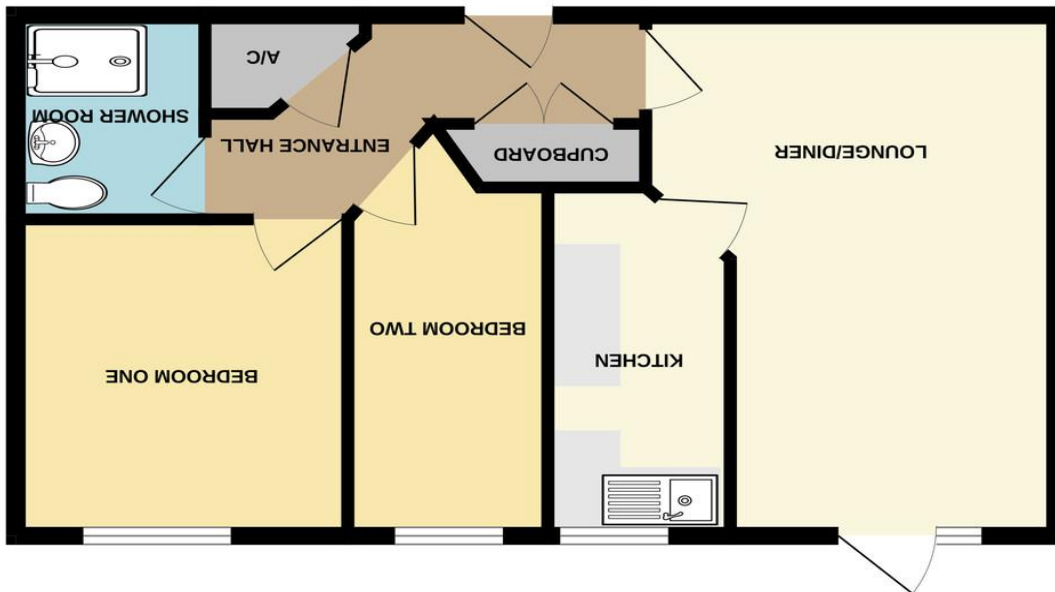
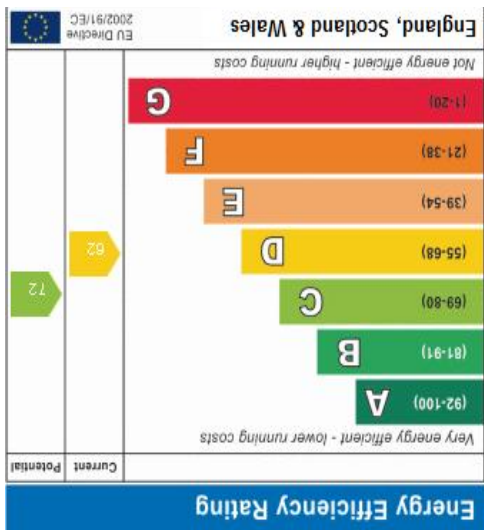


IMPORTANT NOTICE
1. These particulars are made without responsibility on the part of Kavanagh or the Vendor. 2. All statements contained in these particulars are made without responsibility on the part of Kavanagh or the Vendor. 3. None of the statements contained in these particulars is to be taken 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 statements contained in these particulars. 5. The Vendor does not make or give any representation or warranty for any person in their employment to make or give any representation or warranty. 6. We have not carried out a survey of the property or 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 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 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 2022



GROUND FLOOR



Kavanagh

2 Wharf Court,
Melksham, Wiltshire SN12 7NS

£105,000

- Retirement Apartment – Leasehold
- French Door into Garden
- Ground Floor - No Chain
- Two Bedrooms - Shower Room
- Bright Lounge/Diner
- Communal Facilities Available
- Viewing a Must!
- EPC: D (62)
Council Tax: C



SITUATION:

Wharf Court is within level walking distance of the town centre of Melksham, where an excellent range of amenities for all including a variety of shops and supermarkets. The new Melksham campus, completed in 2022 provides a 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.

DIRECTIONS:

From the market place in the centre of Melksham, follow out on the Spa Road and just after the first roundabout Wharf Court will be located on the right hand side.

BEDROOM ONE:

10' 03" x 9' 10" (3.12m x 3m) With Upvc double glazed window, (overlooking gardens), wardrobe.

BEDROOM TWO:

10' 06" x 5' 09" (3.2m x 1.75m) With Upvc double glazed window, (overlooking gardens), wall mounted electric panel heater.

SHOWER ROOM:

With fully tiled room, modern white suite comprises:- double shower with glass screen, wash hand basin within vanity unit, low level w.c., extractor fan, tiled walls, wall heater.

DESCRIPTION:

**** No Chain **** Beautiful ground floor apartment within the ever popular Wharf Court retirement complex - set in an enviable position with a French door opening out from the lounge/diner into the central quartile gardens, Upvc double glazing, white modern shower suite, two bedrooms, modern kitchen and pretty garden views. Wharf Court is a lovely retirement complex just on the outskirts of the town centre, developed for the over 60's in mind, the development offers communal facilities to include large open lounge, kitchen, guest suite, laundry facilities and well presented pretty gardens. The property has the further benefits of 24 hour alarm call service with a scheme manager or deputy on duty Monday to Friday. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE ALL THIS LOVELY PROPERTY HAS TO OFFER.**

COMMUNAL ENTRANCE:

With secure main door, access to communal areas, lift and stairs:-

OUTSIDE:

Pretty, well kept grounds and gardens surround the complex. Communal parking.

SERVICES:

Main services of electricity, water and drainage are connected.

COUNCIL TAX:

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

TENURE:

The property is leasehold with vacant possession on completion. (99 year lease (1988)). Purchasers must be over 60 or 55 and in receipt of a disability allowance.

ACCOMMODATION:

Front door leads to:-

ENTRANCE HALL:

With large double door storage cupboard, airing cupboard, night storage heater, entry phone, doors to:-

LOUNGE/DINER:

17' 0" x 12' 0" max 9'04" min (5.18m x 3.66m) With Upvc double glazed French door and picture window to side, (opening into communal gardens and paved patio), night storage heater, through to:-

KITCHEN:

11' 03" x 5' 04" (3.43m x 1.63m) With Upvc double glazed window, (overlooking gardens), range of fitted base and wall units incorporating stainless steel single drainer sink unit, plumbing and space for automatic washing machine, free standing cooker, (not tested), freestanding under counter fridge/freezer, (not tested), part tiled walls.

SERVICES:

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 Monday to Friday. The monthly service charge is currently £227.96 for 2023/24

AGENTS NOTE:

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 - a further document charge of £80.00 plus vat (between seller and buyer).

CODE: 11087 06.04.23

TO ARRANGE A VIEWING:

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

