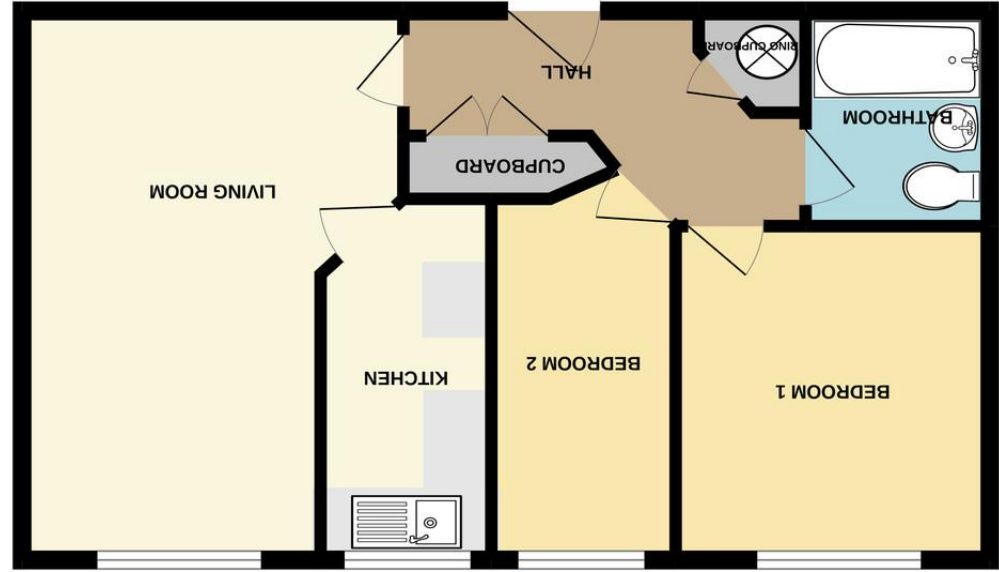
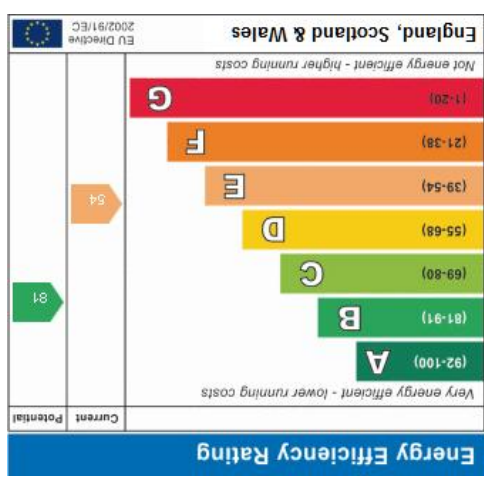


**IMPORTANT NOTICE**  
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Schematic Diagram only - Not to scale  
Made with Metropix 6/2022



FIRST FLOOR



- Retirement Apartment
- First Floor
- Close to Lift
- Overlooking Pretty Garden
- Close to Town Centre
- Fitted Kitchen
- Two Bedrooms
- EPC: E (54)





**SITUATION:**

Wharf Court is a delightful retirement development situated close to the centre of Melksham, just off Spa Road. With easy access to local shops, amenities, doctor's surgeries and transport links, it's a perfect location for any person that chooses their home here.

Melksham offers an excellent range of amenities for all including library, shops & supermarkets. The new Melksham campus is being developed throughout 2022 to provide 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:**

A fantastic first floor apartment in the ever popular Wharf Court. The property favours an enviable position overlooking the pretty and well maintained communal gardens. Being mostly double glazed and with night storage heating, the accommodation includes entrance hall, lounge/diner, modern kitchen, two bedrooms and bathroom. Wharf Court offers excellent communal amenities within, including lounge, kitchen, guest suite and laundry facilities, with a pretty well maintained garden for all to enjoy. A scheme manager on site (weekdays), newly installed lift and stair lift for various methods of access. Emergency alarm cords are in all rooms offering 24/7 assistance to residents

**ACCOMODATION:**

**ENTRANCE HALL:**

With double door storage cupboard, night storage heater, meters, airing cupboard and secure entrance phone system, doors to:-

**SITTING ROOM:**

17' 02" x 12' 0" max (5.23m x 3.66m) With double glazed window, night storage heater and free standing electric fire.

**KITCHEN:**

11' 04" x 5' 03" (3.45m x 1.6m) With double glazed window, range of base units and wall cupboard, free standing electric cooker, free standing fridge/freezer, single bowl stainless steel sink unit with drainer, plumbing for automatic washing machine and part tiled walls.

**BATHROOM:**

With coloured suite includes panelled bath, pedestal wash hand basin, low flush WC, mirror cupboard, extractor fan and part tiled walls.

**BEDROOM ONE:**

10' 05" x 9' 09" (3.18m x 2.97m) With double glazed window overlooking rear communal gardens

**BEDROOM TWO:**

10' 10" x 5' 9" (3.3m x 1.75m) With double glazed window and electric panel heater.

**OUTSIDE:**

Wharf Court offers pretty, maintained gardens which all residents are able to enjoy. There is communal parking and visitors spaces to use.

**SERVICES:**

Main services of electricity, water and drainage are connected.

**TENURE:**

Leasehold 99 years (1988) Peppercorn ground rent

**SERVICE CHARGE:**

There is a 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 10.00 - 4.30. The service charge for 2023/24 £227.96 per month.

**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 a Band C with the amount payable for 2023/24 being £1981.87.

**CODE: 10963 16/06/2022**

**VIEWINGS:**

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

