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Schematic Diagram only - Not to scale
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SECOND FLOOR

Energy Efficiency Rating	
Current	Potential
78	82
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England, Scotland & Wales	



- No Chain - Upper Floor Apartment
- Retirement Development
- Excellent Order Throughout
- Double Bedroom
- Light and Bright
- Pretty Grounds and Gardens
- Leasehold - Council Tax B
- EPC: 79 (c)

**SITUATION:**

A delightful retirement complex, designed by McCarthy & Stone in 2003, set in the heart of Melksham town centre, where there is an excellent range of amenities for all including a library, shops and supermarkets. The new Melksham campus has just been opened and offers 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 our office in the centre of Melksham, proceed along the High Street and right into Lowbourne where Giffords Court can be found on the right hand side.

DOUBLE BEDROOM:

17' 0" x 11' 0" max (5.18m x 3.35m) With double glazed window to front, night storage heater, mirror fronted double door wardrobe with ample hanging and shelving space.

WET ROOM:

Well fitted with shower, wash hand basin within vanity unit, raised level w.c., heated towel rail.

DESCRIPTION:

Beautiful Giffords Court retirement complex is located within the heart of Melksham town and is surrounded by well kept grounds and gardens. Designed for the over 60's in mind in 2003 by McCarthy & Stone, with many communal facilities offered including lounge, kitchen, conservatory, laundry, guest room and gardens. Further benefits include a resident manager and 24 hour careline. 36 has a large double bedroom, lounge/diner, kitchen and wet room and viewing is highly recommended.

COMMUNAL RECEPTION AREA:

Communal areas, glass reception entrance, scheme manager's office, residents lounge and kitchen, laundry facilities, guest suite, lift to all floors and stairs:-

ACCOMMODATION:

Front door leads to:-

OUTSIDE:

Beautiful communal grounds and gardens surround Giffords Court, with various seating areas and residents/visitor car parking. (no allocated parking).

TENURE:

The property is leasehold, sold with vacant possession on completion - 125 year lease (2003)

COUNCIL TAX:

The property is in Band B with the amount payable for 2023/24 being £1734.13

SERVICES:

Main services of electricity, water and drainage are connected.

ENTRANCE HALL:

With large part shelved storage cupboard housing hot water tank, entry phone, doors to:-

LOUNGE/DINER:

17' 08" x 11' 04" max (5.38m x 3.45m) With Juliet balcony to front and window, night storage heater, meter storage cupboard, panelled glazed double doors opening into:-

KITCHEN:

9' 0" x 5' 09" (2.74m x 1.75m) With window to front, attractive range of fitted base and wall units incorporating stainless steel single drainer sink unit, built in eye level oven and hob, with extractor hood over, part tiled walls, extractor fan.

SERVICE CHARGE:

There is an annual service charge currently of £2900.82, 2021/2022) (paid bi annually March/September) plus annual ground rent of £365.00, which includes buildings insurance, window cleaning, site manager, maintenance of the external areas.

CODE: 18.8.22 10995**TO ARRANGE A VIEWING:**

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

