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Diagram shown only - not to scale



FIRST FLOOR

Energy Efficiency Rating	
Current	Potential
71	92
England, Scotland & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs	
G (1-20)	
F (21-38)	
E (39-54)	
D (55-69)	
C (69-80)	
B (81-91)	
A (92-100)	
Very energy efficient - lower running costs	



- ** No Chain **
- Two Bedrooms - En Suite
- Retirement Property
- Sought After Location
- Communal Facilities
- Light & Bright Sitting Room
- Rarely Available
- EPC: C (71)



SITUATION:

Set in the heart of Melksham, where an excellent range of amenities for all including a library, shops and 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.

DIRECTIONS:

From Kavanaghs office in the centre of Melksham, proceed along the High Street and turn right into Lowbourn, Giffords Court will be found on the right hand side opposite the library.

KITCHEN:

9' 0" x 5' 08" (2.74m x 1.73m) With Upvc double glazed window, attractive range of base and wall units incorporating four ring electric hob with Electrolux extractor hood over, Electrolux eye level oven, fridge and freezer, part tiled walls, coved ceiling, creda wall mounted heater, stainless steel single drainer sink unit with cupboards under, alarm.

BEDROOM ONE:

16' x 9' 03" + 5'09" x 5'03" (4.88m x 0m) With Upvc double glazed window, night storage heater, coved ceiling, alarm, mirror fronted double door built in wardrobe with hanging and shelving space.

EN SUITE SHOWER ROOM:

With a fully enclosed shower cubical, pedestal wash hand basin, low flush W.c, heated towel rails, tiled walls, coved ceiling, creda wall mounted heater, extractor fan, mirror with light and shaver point over.

DESCRIPTION:

**** No Chain **** A most desirable first floor two bedroom retirement apartment located within this attractive development, created originally by McCarthy & Stone in 2003, designed specifically for the benefit of the over 60's and located in the heart of Melksham town centre. The property has been well maintained and offers entrance hallway, light and bright sitting room, modern kitchen with fitted oven and hob, the master bedroom has fitted mirrored fronted wardrobes, a modern en suite, a further second double bedroom and shower room. There is a resident manager, communal lounge, kitchen, laundry and guest suite, with pretty communal grounds and gardens. The apartment is situated on the first floor, accessible via lift or stairs, and has the further benefit of waist high power points, alarm cord system and entry phone. Viewing is essential to fully appreciate all this lovely apartment has to offer.

BEDROOM TWO:

11' 03" x 8' 05" (3.43m x 2.57m) With Upvc double glazed window, night storage heater, coved ceiling, alarm.

SHOWER ROOM:

With obscure Upvc double glazed window, modern double shower with glass screen, wash hand basin within vanity unit with mirror and lighting over, low level W.C., heated towel rail, fully tiled walls.

OUTSIDE:

There are delightful communal grounds and gardens with various seating areas surrounding Gifford's Court. Resident/visitor car parking - no allocated parking.

COUNCIL TAX:

The property is a Band C with the amount payable for 2023/24 being £1,981.87.

ACCOMMODATION:

COMMUNAL ENTRANCE HALL:

With communal hallway, leading to residents lounge, kitchen and laundry, manager's office, lift and staircase to all floors:-

ENTRANCE HALL:

Front door into hallway with night storage heater, meter cupboard, large storage cupboard housing hot water tank (slatted shelving and light), doors to:-

SITTING ROOM:

14' 08" x 11' 03" (4.47m x 3.43m) With Upvc double glazed window to front and side, night storage heater, coved ceiling, alarm cord, panelled glazed double doors through to:-

TENURE:

Leasehold with vacant possession on completion. 125 year lease (2003)

SERVICES:

Main services of electricity, water and drainage are connected.

SERVICE CHARGE:

There is an annual service charge of £4,356.46 (which includes buildings insurance, window cleaning, maintenance of the communal area's, external grounds and gardens) plus a ground rent of £425.00 per annum. The service charge is split into two equal payments over the year.

CODE: 10955 27/05/2022

TO ARRANGE A VIEWING:

To view this property, please call 01225 706 860 or email sales@kavanaghs.co.uk

