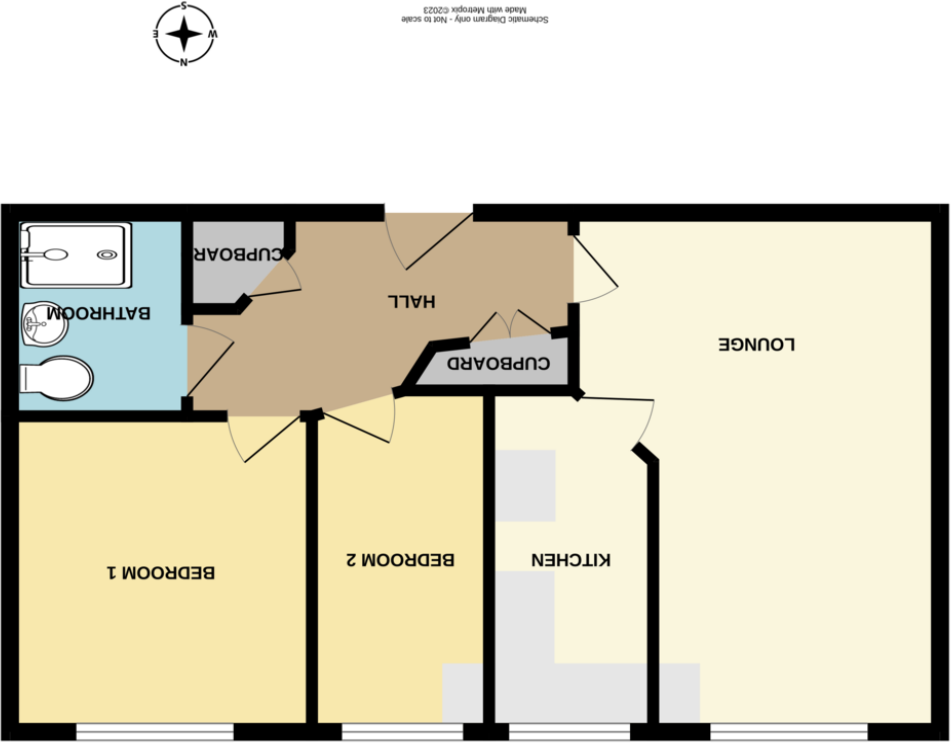
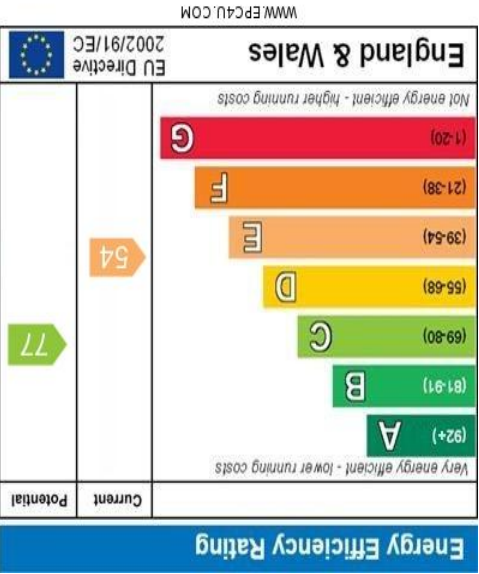




1. These particulars do not constitute any part of an offer or a contract. 2. All statements contained in these particulars are made without responsibility on the part of Kavanagh or the Vendor. 3. None of the statements contained in these particulars is to be relied upon as a statement of fact. 4. Any 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 and neither Kavanagh nor 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 of 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 agents 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.

IMPORTANT NOTICE



FIRST FLOOR



- Retirement Apartment – Leasehold
- Pretty Garden Views
- Two Bedrooms
- No Chain - Shower Room
- Lounge - Kitchen
- Communal Facilities
- Viewing Recommended
- EPC: 54 (E)





**DESCRIPTION:**

Kavanaghs estate agents are most pleased to offer this first floor retirement apartment, with pretty views over the communal gardens. Well presented throughout, the property comprises two bedrooms, lounge/diner, kitchen and shower room with the added advantage of no chain and night storage heating. A variety of communal facilities are available including a large lounge, with kitchen and access to outside seating areas. There are also laundry rooms, a guest suite, 24 careline and on site scheme managers.

**SITUATION:**

Wharf Court retirement complex is located within level access to Melksham offers an excellent range of amenities for all including a shops and supermarkets. The new Melksham campus, built in 2022 provides fitness centre, swimming pool and library. 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.

**COMMUNAL HALLWAY:**

Through to:-

**ACCOMMODATION:**

Door to:-

**ENTRANCE HALL:**

With large double door storage cupboard, (mainly shelved), further storage cupboard, night storage heater, meter cupboard), doors to:-

**LOUNGE:**

17' 0" max x 11' 11" max (5.18m x 3.63m) With double glazed window (overlooking the central gardens), night storage heater, door to:-

**KITCHEN:**

11' 04" x 5' 03" (3.45m x 1.6m) With double glazed window, modern base and wall units incorporating single bowl sink unit, plumbing and space or automatic washing machine, built in hob with oven under, part tiled walls, extractor fan, space or upright fridge.

**BEDROOM ONE:**

10' 04" x 9' 11" (3.15m x 3.02m) With double glazed window, (overlooking the central gardens), electric wall mounted panel heater.

**BEDROOM TWO:**

11' 05" x 5' 08" (3.48m x 1.73m) With double glazed window, (overlooking the central gardens).

**SHOWER ROOM:**

Modern shower room with double shower cubicle, wash hand basin within vanity unit, low level w.c., extractor fan, tiled walls, wall heater.

**OUTSIDE:**

There are pretty, well established communal gardens with communal parking.

**SERVICES:**

Main services of electricity, water and drainage are connected.

**TENURE:**

Leasehold - 99 years from 1988. Vacant possession on completion. Purchasers must be 60 or over 55 and in receipt of a disability allowance.

**SERVICE CHARGE:**

There is an annual 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 - 4.30 The service charge for £227.96 per month 2023/24

**AGENTS NOTE:**

The seller has advised us that all white goods in the kitchen, washing machine, fridge/freezer. All curtains, poles and blinds will stay.

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

**CODE: 27/1/23 11058**

**TO ARRANGE A VIEWING:**

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

