

Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



North Street  
Warminster

Offers In Excess Of  
£150,000

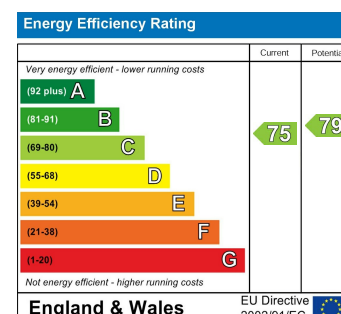
\*\*\* END OF CHAIN \*\*\* MOTIVATED VENDOR \*\*\* CASH BUYERS \*\*\* FIRST TIME BUYERS \*\*\* INVESTORS \*\*\* TWO DOUBLE BEDROOMS \*\*\* An immaculately presented, two double bedroom first floor apartment, offering well-proportioned accommodation and presented to the market with the bonus of no onward chain. The property is perfect for a first time buyer, as an investment opportunity or for those looking to downsize in their leisure years. The apartment is ideally located close to the heart of this desirable Wiltshire town, which boasts a thriving community and caters well for everyday needs. There is a Co-op store, post office, greengrocers and chemist, as well as a dental and doctor surgery, electrical shop and primary school. In addition, there are various takeaway outlets and public houses that serve food. Not far away is the National Trust's Stourhead and further facilities may be found in Gillingham where there is a mainline train station to London and Exeter.

This delightful apartment has been much loved and cherished by our seller for many years. During this time, it has been extremely well maintained and benefits from double glazing and gas fired central heating from a combination boiler. There is a large bright sitting room, which is great for unwinding and relaxing with friends and the kitchen is fitted with plenty of cupboards and built in cooker. There is also a breakfast bar for informal meals. There are two double bedrooms - ideal for overnight guests or those need extra space to work from home, and there is a parking space for one vehicle plus use of a shared store room. In addition, the communal garden provides a lovely outdoor space to relax and enjoy the fresh air.

Book a viewing now, to avoid missing out on the opportunity to be the next owner.

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## The Property

### Accommodation

#### Inside

Upon entering the property there is an entrance hall with doors leading to the bedrooms, bathroom, sitting room and kitchen. The Kitchen is a good size, which is fitted with floor cupboards with drawers and eye level cupboards. There is a generous amount of work surfaces with a tiled splash back and stainless steel sink and drainer with a mixer tap. The electric oven is built in with a gas hob and extractor hood above and there is space for a fridge freezer and plumbing for a washing machine. The gas fired combination boiler is also housed in the kitchen.

The sitting room is well proportioned and enjoys a bright sunny aspect when the sun shines through. The two bedrooms are good sized doubles, with bedroom two having

built in wardrobes. The bathroom is fitted with a bath with an overhead shower, pedestal wash hand basin and a low level WC.

#### Outside

##### Parking

There is an allocated parking space at the front of the property and an allocated visitors space next to it.

##### Storage

The property benefits from a useful shared storage room, which is accessed via the bin storage area.

##### Gardens

There is a small communal area out to the front of the property - This can be used by all flats.

#### Useful Information

Energy Efficiency Rating C  
Council Tax Band B  
uPVC Double Glazing Throughout  
Gas Fired Central Heating from a Combination Boiler  
Mains Drainage

Leasehold - 980 years remaining -  
Each flat owner owns a share of the freehold  
Service Charge - £150.19 pm  
No Onward Chain

#### Directions

##### From the Gillingham Office

Follow the road down the High Street until you reach the junction. Turn right and as you approach the 'co-operative roundabout', take the first exit heading towards Mere. At the next roundabout proceed straight over and go through the village of Milton on Stour continuing towards Mere. At the end of the road turn right heading into Mere. Turn left into Manor Road and then right onto North Street. The property will be found on the right hand side.  
Postcode BA12 6HU

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.