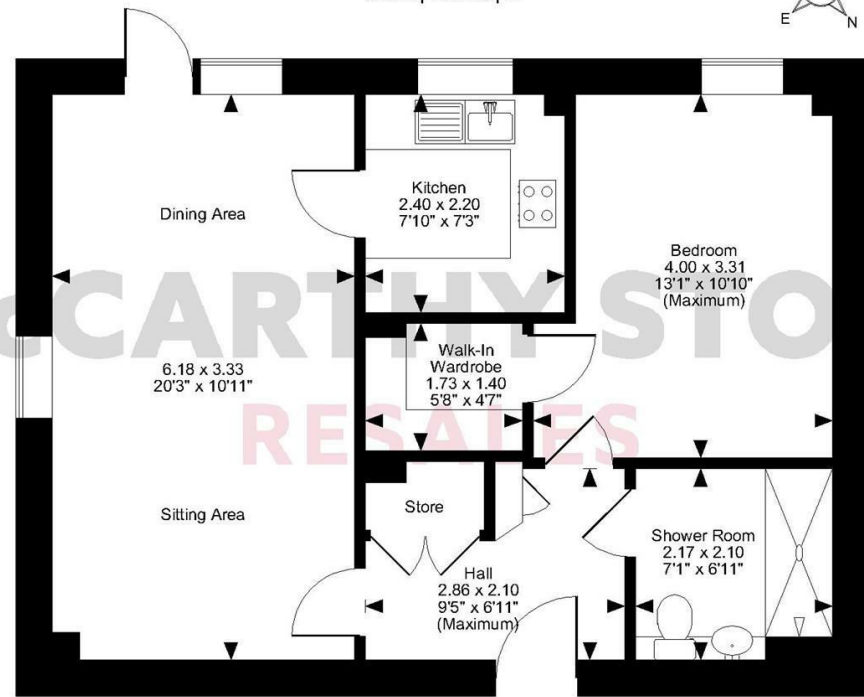


Meadowsweet Place, Spa Road, Melksham
Approximate Gross Internal Area
576 Sq Ft/53 Sq M

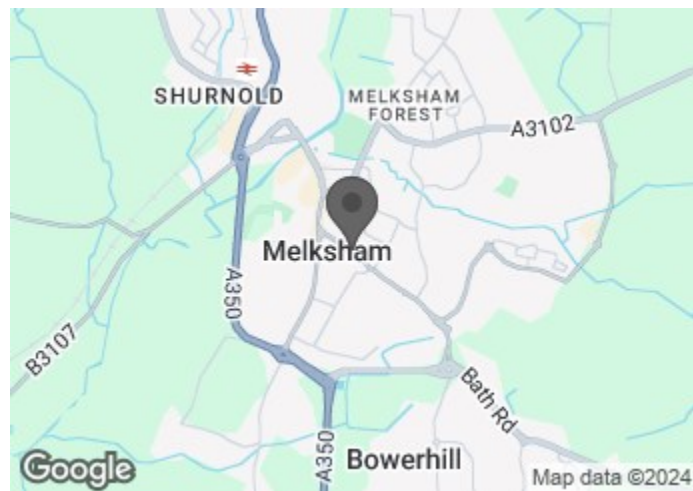


Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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COUNCIL TAX BAND: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		86	86

McCARTHY STONE RESALES

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McCARTHY STONE RESALES

8 MEADOWSWEET PLACE SPA ROAD, MELKSHAM, SN12 7GW



Located on the ground with direct access to a patio area and the communal gardens from the main room, this super one bed apartment represents a perfectly spacious and well-presented home for an active retirement.

The development has a super guest suite available to accommodate visiting family or friends.

ASKING PRICE £215,000 LEASEHOLD

For further details, please call **0345 556 4104**

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MEADOWSWEET PLACE, SPA ROAD, MELKSHAM, SN12 7GW

SUMMARY

Meadowsweet Place is a 'Retirement Living' development tailored for individuals over 60 years old, established in mid-2018 by the acclaimed developers McCarthy & Stone. The development boasts excellent communal facilities, including a beautiful lounge that opens to the landscaped gardens, fostering a vibrant social scene with events such as weekly coffee mornings, film nights, quizzes, and seasonal gatherings. Participation in these activities is entirely optional, allowing residents to engage as much or as little as they prefer, with privacy being a respected choice. Additionally, all floors are accessible via a lift.

Situated conveniently, Meadowsweet Place is less than half a mile from both Waitrose and Sainsbury's supermarkets. The nearby shopping parade features a Boots pharmacy and several banks, complemented by a variety of coffee shops, pubs, and eateries like Henrys of Melksham, Cafe Lounge, and The Art Cafe. The local public library and the nearest community hospital are both within half a mile. The town of Melksham comes to life every Tuesday with a market that offers household items and fresh local produce from nearby farms.

Melksham, a market town nestled along the beautiful River Avon, is encircled by the scenic countryside of rural Wiltshire. Located just 10 miles east of Bath, it was historically part of an extensive royal forest and is recognized for its

rich history and numerous landmarks. During the Tudor period, Melksham was a favored hunting location for English royalty and has been associated with agricultural prosperity.

ENTRANCE HALLWAY

A spacious hallway with a solid oak-veneered entrance door with spy-hole, security intercom system that provides both a visual (via the home-owners TV) and verbal link to the main development entrance door. Emergency pull cord. Walk-in utility cupboard with light and shelving. The home owner has fitted a water softener unit, which is currently disengaged, but is easily switched back on if required.

LIVING ROOM

A bright and spacious living room with a double-glazed French door opening onto a patio area which overlooks the communal gardens. A separate door that leads into the kitchen.

KITCHEN

With a double-glazed window, excellent range of contemporary soft-cream gloss units with contrasting laminate worktops and matching up-stands incorporating a stainless steel inset sink unit. Integrated appliances comprise; a four-ringed hob with modern glass splash-panel, and stainless steel chimney extractor hood over, Bosch waist-level oven, concealed fridge and freezer. Ceiling spot light fitting and tiled floor.

BEDROOM

A lovely well-proportioned double bedroom.

1 BED | £215,000

With a large double glazed window that lets in a lot of light. Walk-in wardrobe with auto-light, hanging rails and shelving.

SHOWER ROOM

Of a good size with a modern white suite comprising; back-to-the wall WC with concealed cistern, vanity wash-hand basin with under sink cupboards and mirror with integrated light over, and separate shower enclosure with a glazed surround. Ladder radiator/towel rail, ceiling spot light fitting. Extensively tiled walls and fully tiled floor,

SERVICE CHARGE (BREAKDOWN)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV To find out more about service charges please contact your Property Consultant or House Manager.

Service charge: £2,960.53 pa (for financial year ending 30/06/25)

LEASE INFORMATION

Lease Length: 999 years from June 2017

Ground Rent: £425pa

Ground rent review: Jun-32

ADDITIONAL INFORMATION AND SERVICES

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

