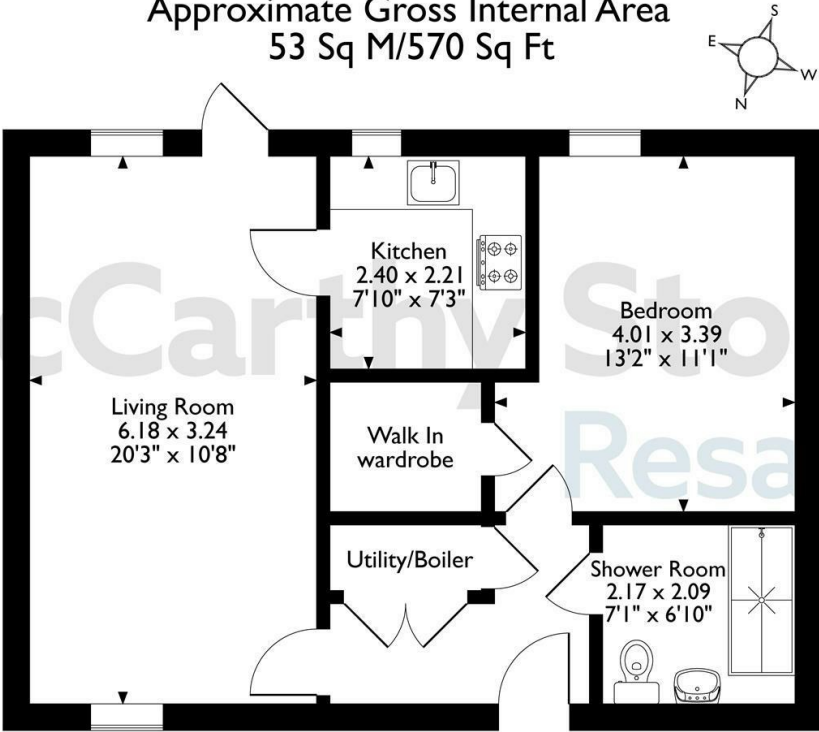
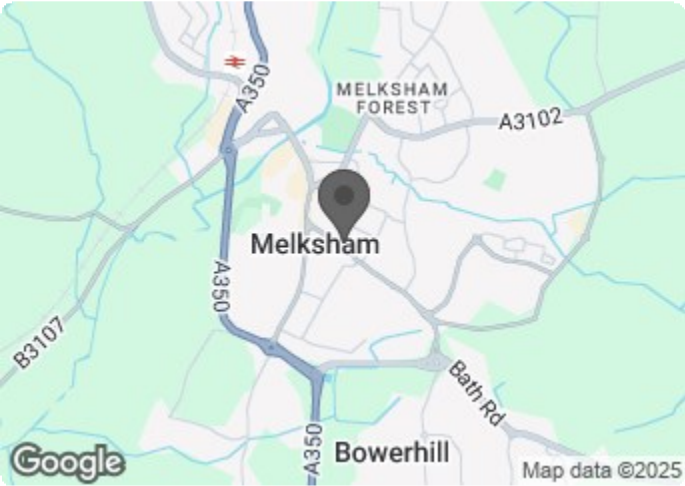


4 Meadowsweet Place, Spa Road, Melksham
Approximate Gross Internal Area
53 Sq M/570 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

4 Meadowsweet Place

Spa Road, Melksham, SN12 7GW



Asking price **£220,000 Leasehold**

Located on the ground with direct access to a patio area and the communal gardens from the living room, this super one bedroom apartment represents a perfectly spacious and well-presented home for an active retirement.
Energy Efficient *Pet Friendly*

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



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Meadowsweet Place, Spa Road, Melksham, SN12 7GW

Meadowsweet Place

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 homeowners 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 homeowners to engage as much or as little as they prefer, with privacy being a respected choice. Additionally, all floors are accessible via a lift.

The Local Area

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.

Living Room

A bright and spacious dual aspect living room with a double-glazed French door opening onto a patio area which opens on to the communal gardens. A separate door 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, waist-level oven and concealed fridge & freezer. Ceiling spot light fitting and tiled floor.

Double Bedroom

A lovely well-proportioned double bedroom with a double glazed window. Walk-in wardrobe with auto-light, hanging rails and shelving.

Shower Room

White suite comprising; walk in double length shower with glazed screen, back-to-the wall WC with concealed cistern, vanity wash-hand basin with under sink cupboards and mirror with integrated light over. Ladder radiator, ceiling spot light fitting. Extensively tiled walls and fully tiled floor.

Parking

Car parking is available with a yearly permit at a charge of around £250 per annum (subject to availability).

Additional Information and Services

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

Service Charge

What your service charge pays for:

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration of



1 Bed | £220,000

communal areas

- Buildings insurance, water and sewerage rates

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

Service Charge: £2,960.53 per annum (up to financial year end 30/06/25).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs. (Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

Lease Information

Lease Length: 999 years from June 2017

Ground Rent: £425 per annum

Ground rent review: June 2032

Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.

- Part Exchange service to help you move without the hassle of having to sell your own home.

- Removal Services that can help you declutter and move you in to your new home.

- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

