

## 35 Regal Court (Warminster)

Weymouth Street, Warminster, Wiltshire, BA12 9NH



**PRICE: £60,000**

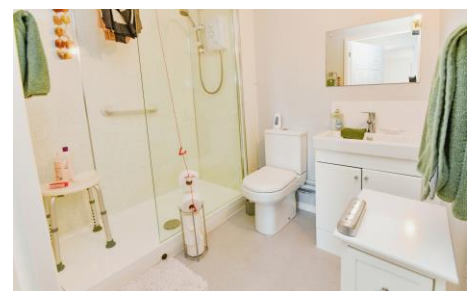
**Lease: 125 years from 1985**

### Property Description:

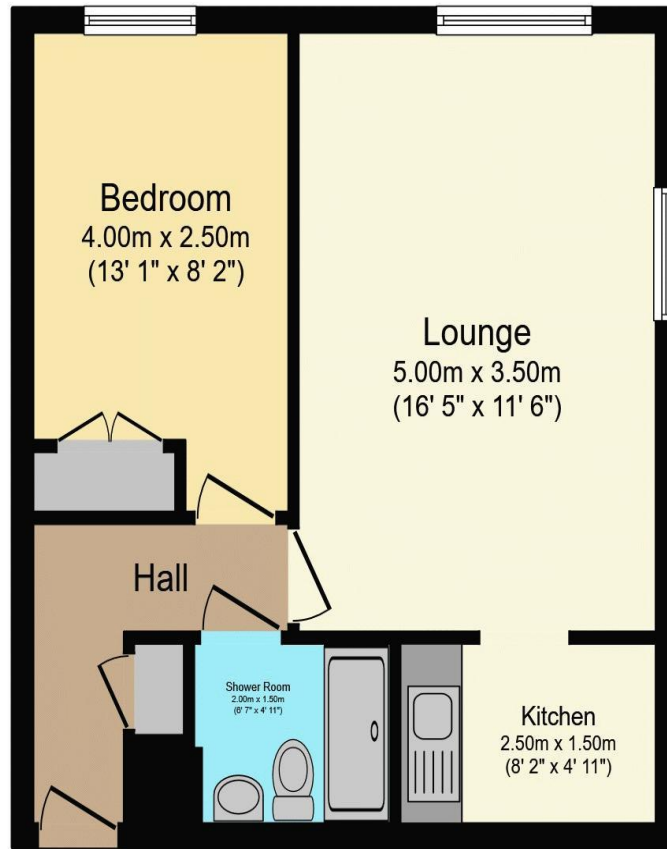
A REDECORATED ONE BEDROOM RETIREMENT APARTMENT SITUATED ON THE THIRD FLOOR. The development is in the centre of Warminster. Morrisons is at the back of the development with Waitrose within a ten minute walk as is the doctors surgery and the train station. A large park over the road from the development. Regal Court was constructed by L A Ash Ltd and comprises 43 properties arranged over 4 floors each served by lift. The part-time Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 55 years. Please speak to our Property Consultant if you require information regarding event fees that may apply to this property.

Recently Redecorated and Recarpeted  
Throughout  
Communal Laundry  
24 hour emergency Appello call system  
Town Centre Position  
Minimum Age 55

Guest Suite  
Lift to all floors  
Residents' lounge  
Lease 125 years from 1985

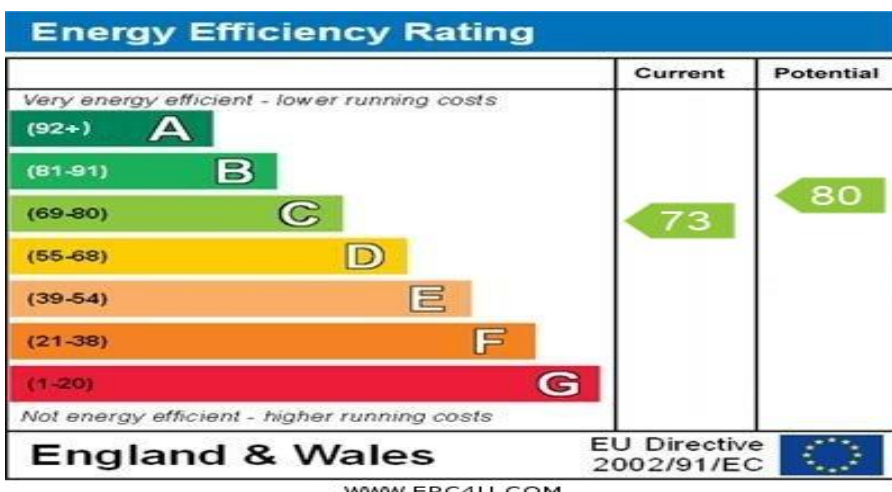


**For more details or to make an appointment to view, please contact  
Millie & Carla**



Total floor area 40.3 m<sup>2</sup> (433 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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For Financial Year Ending:

31/08/25

Annual Ground Rent:

£433.34

Ground Rent Period Review:

Next Uplift 2029

Annual Service Charge:

£3,736.98

Council Tax Band:

A

Event Fees:

1% Transfer

0% Contingency

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.