

6 Thornleigh

Spa Road, Melksham, Wiltshire, SN12 7NW



PRICE: £97,000

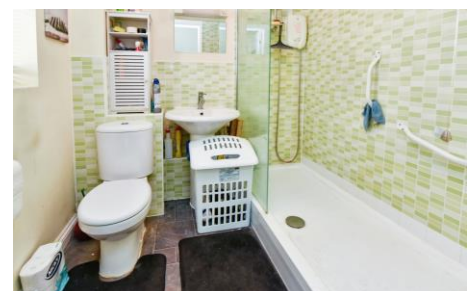
Lease: 159 years from 1990

Property Description:

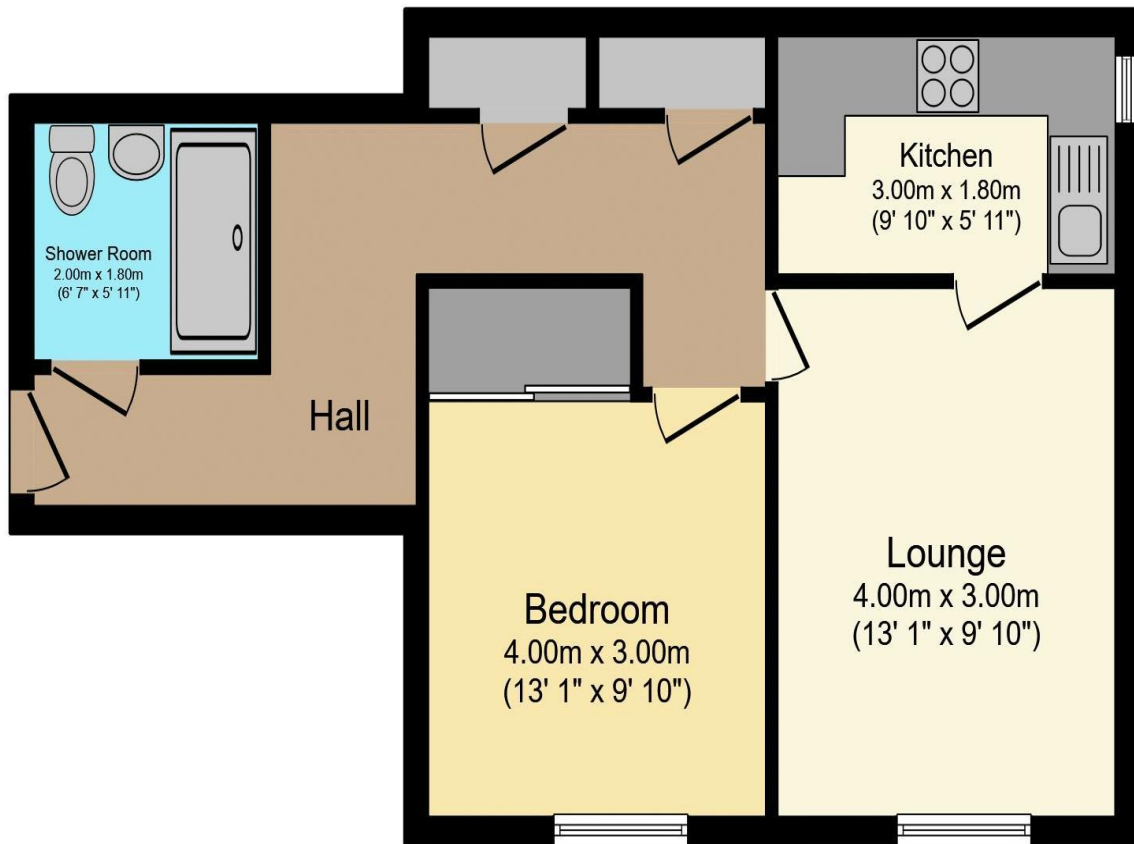
A ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT

Thornleigh was constructed by R J Leighfield & Sons and comprises a total of 21 properties including some properties converted from an original house. The part-time Development Manager can be contacted from 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.

- 24 hour emergency Appello call system
- Part conversion/part purpose built
- Part-time Development Manager
- Minimum Age 55
- Lease 99 years from 1989
- Service Charge £2838.57 Ground Rent £113.42



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



Total floor area 46.1 m² (497 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).
Powered by www.focalagent.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM

For Financial Year Ending:

1/7/25

Annual Ground Rent:

£113.42

Ground Rent Period Review:

2030

Annual Service Charge:

£2,838.57

Council Tax Band:

B

Event Fees:

£250.00 Transfer

0.00 Contingency

Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
T: 0333 321 4060 F: 0333 321 4065 E: enquiries@retirementhomesearch.co.uk

Retirement Homesearch Limited, Registered Office:
Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
Registered in England No. 3829469



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.