

34 Homeminster House Phase I

Station Road, Warminster, Wiltshire, BA12 9BP



PRICE: £55,000

Lease: 99 years from 1986

Property Description:

****NO ONWARD CHAIN** A ONE BEDROOM RETIREMENT APARTMENT
SITUATED ON THE TOP FLOOR AT THE END OF THE CORRIDOR**

Homeminster House Phase I was constructed by McCarthy & Stone (Developments) Ltd and comprises 48 properties arranged over three floors each served by lift. The 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 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years. Please speak to our Property Consultant if you require information regarding event fees that may apply to this property.



01425 632291



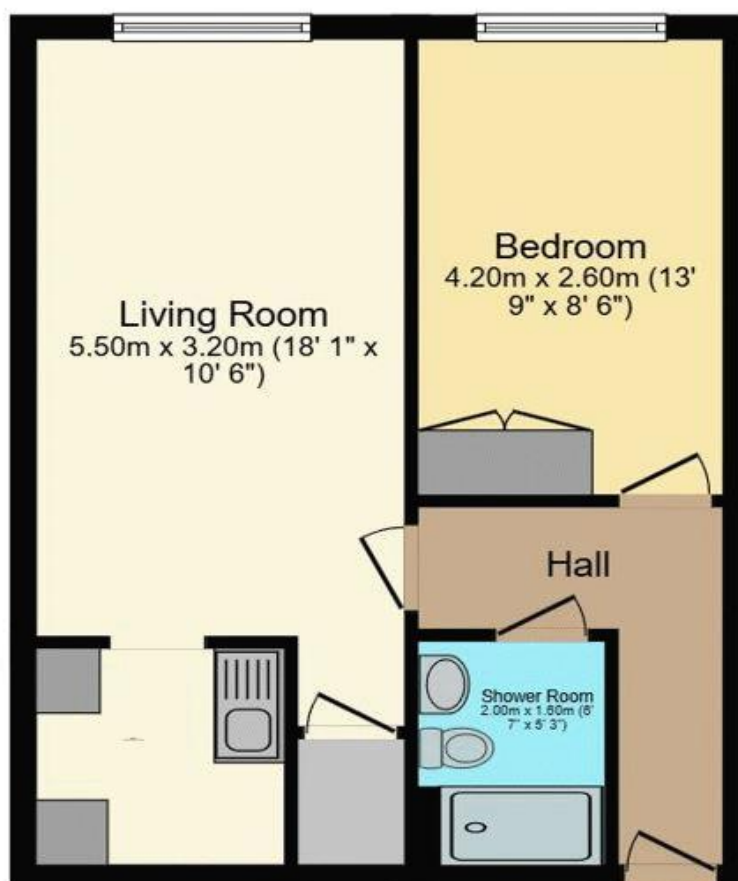
Kalise.Bucknell@retirementhomesearch.co.uk

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Development Features:

- Residents' lounge provides activities, games & coffee mornings
- Communal Laundry Room & Outdoor drying facilities (Service charge includes Water Rates & communal laundry facilities)
- Onsite communal refuse room containing recycling facilities, Communal Gardens and Patio areas
- Residents communal car parking, Mobility scooter charging points. Development Manager (9-5 Mon- Fri, lunch 1pm-2pm)
- 24 hour emergency Appello call system
- Guest Suite
- Lift to all floors
- Minimum Age 60
- Lease: 99 years from 1986

Floorplan:



Total floor area 44.4 sq.m. (477 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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Registered in England No. 3829469



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RETIREMENT
HOMESEARCH

Rooms Description:

Interior Photos:

ACCOMMODATION

This property has been recently re-decorated in neutral tones throughout and new flooring throughout. Front door with spyhole leads to

ENTRANCE HALL

LED lights and Economy 7 heating throughout. Entrance hall comprises Light switch, Power points, Ceiling light point, Emergency intercom/Door entry system, emergency pull cords throughout and fob. Smoke Detector.

LIVING ROOM

Electric night storage heater, wall light points, T.V. aerial point, telephone points, and power points. Wall light points. Storage cupboard with shelving housing the electric meter alongside hot water cylinder with twin immersion heaters fitted.

KITCHEN

Updated, tiled and fitted with stainless steel sink unit with single drainer. A range of wall and floor cupboards. Work top space. Laminate flooring throughout. Space for electric cooker and Fridge/freezer. Wall mounted LED light. Extractor fan.

BEDROOM

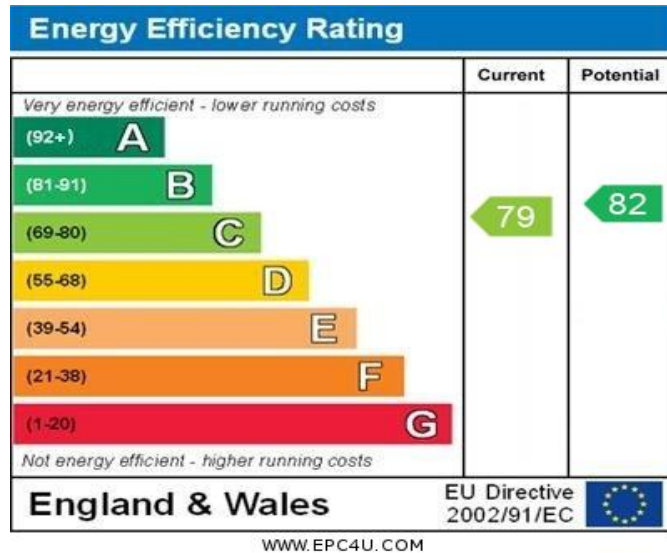
Contains built in wardrobe with hanging rail and shelving. Electric night storage heater. Power points. Light switch. Wall light point.

SHOWER ROOM

Fully-tiled and fitted suite comprising walk in electric shower unit with handgrips. WC with low level flush; vanity hand basin with mirror over and storage space. Laminate flooring throughout. Wall mounted electric heater. Extractor fan.



Energy Performance Certificate:



For Financial Year Ending: 31/08/25

Annual Ground Rent: **£455.18**

Ground Rent Period Review: **2031**

Annual Service Charge: **£2695.34**

Contingency Fund Balance: **£A**

Event Fees: **1% Transfer 0% Contingency**

For more details or to make an appointment to view, please contact

Miss Kalise Bucknell MNAEA

01425 632291 **Kalise.Bucknell@retirementhomesearch.co.uk**

Part Exchange - Interested in this property? Need to sell your own?

Please phone us on 01425 632312 or

Email us on assuredpartexchange@retirementhomesearch.co.uk

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.

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