



**Homeminster House Station Road, Warminster BA12 9BP**

welcome to

## Homeminster House Station Road, Warminster

- One Bedroom Retirement Apartment
- No Onward Chain
- Lift Access
- Walking Distance To Amenities
- 18 Hole Golf Course - West Wilts Golf Club

Tenure: Leasehold EPC Rating: B



**£60,000**

### Entrance Hall

Loft Access, generous storage cupboard

### Living Room

15' 4" x 10' 6" ( 4.67m x 3.20m )

Double Glazed window to the side, electric heaters, newly laid carpet, TV & telephone point. 2x Wall Light.

### Kitchen

7' 4" x 5' 4" ( 2.24m x 1.63m )

Space for fridge/freezer, space for cooker, wall and base units, stainless steel sink and drainer. Open to the living room.

### Bedroom

12' x 8' 8" ( 3.66m x 2.64m )

Double Glazed window to the side. Built in wardrobes. TV Point. Wall Light. Carpet. Electric heater

### Bathroom

Wash basin, Vanity unit and mirror, fully tiled, extractor, bath and W.C

### Outside

Communal Gardens

### Agent Notes

Please note that Allen & Harris have not been able to confirm all enquires relating to the property and the leasehold. Any potential purchaser should make their own enquiries before committing.

**view this property online** [allenandharris.co.uk/Property/WST106936](http://allenandharris.co.uk/Property/WST106936)

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Sep 1985. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs



#### Property Ref:

WST106936 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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