

# DAVIS & LATCHAM ESTATE AGENTS

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- Freshly decorated Second Floor Retirement Apartment**
- First quarter's Service Charge paid on completion**
- Large Double Bedroom, Shower Room**
- House Manager, Residents Lounge**
- Sealed-unit Double Glazing**
- Conveniently close to all amenities**
- Communal Entrance Hall with Lift serving all floors**
- Light & Airy Sitting Room, Kitchenette**
- Restaurant & Cinema & Laundry Room**
- Economy 7 Night Store Heating**



**Mill House, 40 Chantry Court, Westbury, Wiltshire, BA13 3FE**

**£65,000**



Communal Entrance Hall with Lift serving all floors, Individual Entrance Hall, Large Double Bedroom, Shower Room, Light & Airy Sitting Room, Kitchenette, Sealed-unit Double Glazing & Economy 7 Night Store Heating, House Manager, Residents Lounge, Restaurant & Cinema & Laundry Room. A Spacious freshly decorated Second Floor Retirement Apartment conveniently close to all amenities in this popular Town Centre Retirement Development

## Accommodation

**THE PROPERTY** is a well appointed Second Floor retirement apartment at the highly regarded Chantry Court Retirement Village, an attractive purpose-built development of thoughtfully planned homes for the over 55's which have well-lit communal hallways where all floors are served by a lift and stairways. For peace of mind Mill House has a secure Entrance Reception which is manned by experienced House Managers who are responsible for overseeing the smooth day-to-day running of the building whilst state-of-the-art safety & security systems are linked to an out-of-hours service providing peace of mind when the House Managers are off duty. Available with no associated sale chain, number 40 is freshly decorated and newly carpeted and provides spacious living accommodation which benefits from double glazing and central heating whilst all power points are at a comfortable waist height.

The original concept of Chantry Court was to create a village-like community where one can relax and enjoy life with a comprehensive range of facilities and flexible care options to suit all needs whether this is currently complete independence but in the knowledge, if additional support is required, a suitable care package is available via specialised in-house domiciliary care. The care partner Chantry Court Care Limited offer an on site, 24-hour, Domiciliary Care Service, registered with the Care Quality Commission. Chantry Court has been very successful in meeting these needs and is unique locally in offering on-site facilities such as a well-furnished resident's lounge and spacious restaurant with bar, a cinema and well stocked Library together with a laundry service and hairdressing salon. Unlike a traditional nursing home Chantry Court enables residents to remain in familiar surroundings with assisted care whilst avoiding the expense and upheaval of having to move home hence the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

## LOCATION

Chantry Court is very conveniently located just off Church Street and moments from All Saints Church and the Market Place in the heart of this popular West Wiltshire town with good shopping facilities practically on the doorstep - Westbury has Morrisons, Aldi and Lidl supermarkets together with a wide range of other amenities which include a library and clinic whilst the area is well served by regular buses. The town also enjoys a regular rail service to Bath with direct lines on to South Wales and to London Paddington and also to Salisbury and then direct to London Waterloo. A good local roads network ensures easy access to other major centres in the area including Warminster, Frome, Trowbridge, Bath and Salisbury which are all within comfortable driving distance whilst Bristol, Bournemouth and Southampton airports are each about an hour by road.

## ACCOMMODATION

Secure Manned Entrance Reception giving access to the Lift to all floors and Residents' Facilities which include a Residents' Lounge Area and Restaurant, Ladies Hair Salon and Manager's Office whilst the Library is nearby and Cinema is located on the First Floor.

The Property is Approached from a Second Floor Hall and an individual front door leads into Private Hall

Private Entrance Hall having wide, wheelchair friendly doors leading off into each room.



**Large Double Bedroom** 18' 0" x 11' 4" (5.48m x 3.45m) having a pleasant outlook over Gardens, radiator, T.V. aerial point, telephone point, wall light point and built-in wardrobe cupboard.

**Spacious Shower Room** having easy access walk-in shower with Bristan shower controls and glazed splash door, vanity basin with cupboard under, low level W.C. with concealed cistern, towel radiator, extractor fan, recessed spotlighting and complementary wall and floor tiling.

**Pleasant Sitting/Dining Room** 23' 10" x 10' 0" overall (7.26m x 3.05m) narrowing to 5'9" also having Garden views, with radiator, T.V./Satellite/F.M. point, telephone point, wall light points, ample space for sofas and dining table & chairs etc. leading open-plan into Kitchen.

**Kitchen** 9' 0" x 9' 0" (2.74m x 2.74m) having solid Beech worksurfaces and stainless steel sink, range of Cream units providing ample drawer and cupboard space, complementary tiling, matching part-glazed overhead cupboards, built-in Electric Oven and Ceramic Hob with Filter Hood above, integrated Fridge, recessed spotlighting and cupboard housing Danfoss heat exchanger providing domestic hot water and central heating to radiators

## OUTSIDE

**Residents' Parking** Available on a first come/first served basis.

The approach to the building is attractively laid to well tended landscaped borders stocked with a variety of ornamental shrubs and ground cover plants, flanking the Visitor's Parking Spaces.

**Services** We understand Mains Water, Drainage, Gas & Electricity are connected.

**Tenure** Leasehold with vacant possession.

**Lease** The property is held on a 999 year lease which commenced in August 2015 and is subject to an all-in service charge currently £780.00 per calendar month. This covers provision of the Managers, upkeep and maintenance of communal areas, gardens and exterior of the building, 24-hour emergency call system, telephone rental, cleaning and laundry service every week and also includes Buildings Insurance.

**Ground Rent** £250.00 per annum which increases on every 25th anniversary until 100 years when the maximum Ground Rent will be £650.00 per annum.

**Council Tax** "C"

**Assignment Fee** We understand a fee is payable to the Management Company upon Assignment of the Lease - 5% of the selling price on the first year and 10% from the 4th year.

**Note** Chantry Court is operated by Ruby Senior Living Limited who trade as Untold Living.

**Note 2:** Upon completion the seller will pay the first quarters service charge.





### FLOORPLAN FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE

#### EPC URL

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/2378-2978-7220-6571-3904>

#### VIEWING

By prior appointment through  
**DAVIS & LATCHAM**  
43 Market Place  
Warminster  
Wiltshire  
BA12 9AZ  
Tel: Warminster 01985 846985  
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Website - [www.davislatcham.co.uk](http://www.davislatcham.co.uk)  
E-mail - [homes@davislatcham.co.uk](mailto:homes@davislatcham.co.uk)

#### PLEASE NOTE

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**MONEY LAUNDERING REGULATIONS 2003** intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

## Energy performance certificate (EPC)

Mill House 40, Chantry Court WESTBURY BA13 3FE	Energy rating <b>C</b>	Valid until: <b>23 October 2029</b> Certificate number: <b>2378-2978-7220-6571-3904</b>
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Property type

Top-floor flat

Total floor area

57 square metres

### Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

### Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C	80   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60