

# DAVIS & LATCHAM ESTATE AGENTS

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- 2 bedroom Ground Floor Apartment
- Purpose built for Retirement
- Individual Entrance, Sitting/Dining Room
- 2 Bedrooms & Bathroom
- Electric Heating
- No Onward Chain
- Communal Residents' Entrance Hall
- Kitchenette with window
- Sealed Unit Double Glazing
- Residents' Area & Part-time House Manager



**5 Chatham Court, Station Road, Warminster,  
Wiltshire, BA12 9LS**

**£99,950**



Immediately available with No Associated Sale Chain an Extremely Rare Opportunity to acquire a Ground Floor Retirement Apartment in this Convenient Town Centre Location Communal Resident's Entrance Hall with lift to all floors, Inner Hall, Bathroom & 2 Bedrooms, Sunny South-facing Sitting/Dining Room, Fitted Kitchen, Sealed unit Double Glazing & Economy 7 Electric Heating, Resident's Area & Part-time House Manager, 24-Hour Careline Facilities

## Accommodation

**THE PROPERTY** is located on the Ground Floor of Chatham Court in this well managed purpose-built development of retirement apartments with spacious, well-lit communal hallways and all floors are served by a lift and stairways. All properties benefit from Double Glazing and Economy 7 Electric Heating, all power points are at a comfortable waist height, whilst state-of-the-art safety and security systems are linked to an on-site House Manager who is responsible for overseeing the smooth day-to-day running of the building whilst an out-of-hours careline service provides peace of mind when the House Manager is off duty. A guest apartment is also available by arrangement for visiting friends and relatives. Chatham Court was specifically designed with the independent over-55's in mind, hence the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

## LOCATION

Chatham Court enjoys a very handy location just off Station Road, just moments on foot from the bustling town centre with its excellent shopping facilities - 3 supermarkets including a nearby Waitrose together with a wide range of other amenities which include a host of independent shops and eateries. Other facilities include a theatre & library, hospital & clinics and the town is well served by local buses. Rail users enjoy regular services to Salisbury and then direct to London Waterloo, and to Bath with a direct line onto South Wales. The other main centres in the area include Frome, Trowbridge, Westbury, Bath and Salisbury which are all within a comfortable driving distance whilst the A36, A350 and A303 trunk routes provide swift access throughout the West Country and further afield to London via the A303/M3. Bristol, Bournemouth and Southampton Airports are each just over an hour by car.

## ACCOMMODATION

Sheltered Porch Area with secure entry phone access system linked to the apartment.

Communal Entrance Hall giving access to the Lift to all floors and personal front door opening into:

**Inner Hall** with door entry system, night store heater, shelved cupboard housing hot water cylinder with twin immersion heaters fitted and electrical fusegear.

From the Hall a glazed door leads into:

**Pleasant Sitting/Dining Room** 18' 3" x 10' 7" (5.56m x 3.22m) narrowing to 6'8" enjoying a sunny Southerly aspect having double glazed French door leading to a small area of outside space for a patio table & chairs, 2 night store heaters, wall light points, T.V. aerial point, telephone point, space for small dining table & chairs and glazed double doors leading into Kitchen.

**Fitted Kitchen** 7' 7" x 7' 4" (2.31m x 2.23m) mean having postformed worksurfaces, inset single drainer stainless steel sink, range of Cream units providing ample drawer & cupboard space, complementary tiling, matching overhead cupboards, appliances including Electric Oven, Ceramic Hob, built-in Fridge, plumbing for washing machine and fan heater.

**Bedroom One** 11' 8" x 8' 7" (3.55m x 2.61m) having range of fitted furniture including wardrobe cupboard, dressing surfaces and drawers, wall light points and electric panel heater.

**Bedroom Two** 14' 2" x 9' 2" (4.31m x 2.79m) narrowing to 5'2" having wall light points, night store heater and telephone point.

**Bathroom** having Cream coloured suite comprising panelled bath with hand shower/mixer taps, vanity hand basin with useful cupboard under, low level W.C, walls partly tiled in complementary ceramics, fan heater, electric towel rail and extractor fan.

## OUTSIDE

**Parking** Resident's Parking is available nearby on a first-come first-serve basis.

**The approach to the building** is attractively laid to landscaped borders well-stocked with ornamental shrubs and plants whilst a secure gated entrance provides direct access to East Street.

**Services** We understand Mains Water, Drainage & Electricity are connected to the property.

**Tenure** Leasehold with vacant possession. The property is held on a 125 year lease which we understand commenced 14 August 1998.

**Maintenance Charge** The property is subject to an annually reviewable Service Charge payable in 2 six-month instalments, currently £2100.00 for the six-month period 1 March 2024 – 31 August 2024. This covers the upkeep and maintenance of communal areas, provision of the House Manager, Water and Sewerage Rates, window cleaning and Buildings Insurance.

**Ground Rent** Payable in 2 six-month instalments, currently £369.00 for the six-month period 1 March 2024 – 31 August 2024.

**Rating Band** "C"

**EPC URL** <https://find-energy-certificate.service.gov.uk/energy-certificate/2668-6017-6234-7713-5954>



FLOORPLAN FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE

## VIEWING

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

## PLEASE NOTE

Davis & Latcham for themselves and for the Vendors or Lessors of this property whose agents they are give notice that these particulars whilst believed to be accurate are set out as a general outline for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as a statement of representation of fact but should satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Davis & Latcham has any authority to make or give any representation or warranty whatsoever in relation to this property, nor have we checked the working condition of services or appliances included within the property. If any points are particularly relevant to your interest in the property please ask for further information. Please contact us directly to obtain any information which may be available under the terms of the Energy Performance of Buildings (Certificate and Inspections) (England and Wales) Regulations 2007. The intellectual rights to these details are the property of Davis & Latcham and may not be copied or reproduced without prior permission.

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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)

Flat 5 Chatham Court Station Road WARMINSTER BA12 9LS	Energy rating	Valid until: <b>25 April 2027</b>
	<b>C</b>	Certificate number: <b>2668-6017-6234-7713-5954</b>

Property type	Ground-floor flat
Total floor area	50 square metres

### Rules on letting this property

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

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 rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

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