# DAVIS & LATCHA 1AM estate agents

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2 bedroom Ground Floor Apartment •

**Purpose built for Retirement** •

**Individual Entrance, Sitting/Dining Room** •

**No Onward Chain** 

**Communal Residents' Entrance Hall** 

Kitchenette with window

2 Bedrooms & Bathroom • Sealed Unit Double Glazing

Electric Heating • Residents' Area & Part-time House Manager







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

£93,950









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 Hallgiving 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.

Ref: DL0370

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 £2174.27 for the six-month period 1 September 2024 – 28 February 2025. 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 £324.66 for the six-month period 1

September 2024 – 28 February 2025.

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

Ref: DL0370

**VIEWING** 

By prior appointment through

**DAVIS & LATCHAM** 

43 Market Place Warminster

Wiltshire

**BA12 9AZ** 

Tel: Warminster 01985 846985

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### 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) Flat 5 Chatham Court Station Road WARMINSTER BA12 9LS Energy rating C Certificate number: 2668-6017-6234-7713-5954 Property type Ground-floor flat Total floor area 50 square metres

# Rules on letting this property

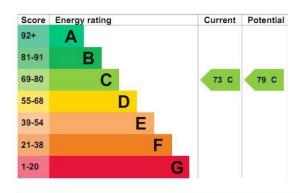
Properties can be let if they have an energy rating from A to E.

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).

# **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.



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