

# DAVIS & LATCHAM ESTATE AGENTS

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- Second Floor Apartment
- No Onward Chain
- Sitting/Dining Room
- Two Double Bedrooms, Bathroom
- Gas-fired Central Heating to radiators
- Convenient Location
- Secure Glass Atrium Entrance
- Well Equipped Kitchen
- Allocated Parking Space
- Sealed-unit Double Glazing



**6 Furlong Court, East Street, Warminster, Wiltshire, BA12 9DJ**

**£195,000**



A very conveniently located Second Floor Apartment in this attractive converted bonded Warehouse which would make a great first purchase or Buy-to-Let Investment. Secure Glass Atrium Entrance, Individual Hall, Two Double Bedrooms & Bathroom, Spacious Sitting/Dining Room, Well Equipped Kitchen, Allocated Parking Space, Gas-fired Central Heating to radiators & Sealed-unit Double Glazing.

## Accommodation

**THE PROPERTY** is a spacious apartment located on the top floor of this attractive award-winning converted former bonded warehouse which has mellow brick elevations under a tiled roof. Approached via a secure glazed atrium staircase the imaginatively planned accommodation features a wealth of original structural timberwork and benefits from Gas-fired central heating to radiators together with Sealed Unit Double Glazing. Ideal for someone wishing to live close to all amenities and a great choice for first time purchase or as a buy to let investment opportunity, hence the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

**LOCATION** very conveniently located close to the town centre, just moments on foot from the bustling Market Place with excellent shopping facilities - 3 supermarkets including a nearby Waitrose store and a host of independent shops and eateries whilst a short walk takes you to the lovely Warminster Park with tennis courts, boating lake, putting green, skate park and splash pad. The wide variety of amenities include a theatre & library, clinics & hospital and railway station. Rail users enjoy regular services to Salisbury, and then direct to London Waterloo, and to Bath with a direct line on to South Wales whilst the town is also well served by 'buses. Other main centres in the area including Frome, Westbury, Trowbridge, Bath and Salisbury are all within a comfortable driving distance whilst Bristol, Bournemouth and Southampton airports are each about an hour by car.

## ACCOMMODATION

Second Floor Landing having front door leading into:

**Entrance Lobby** having radiator and inner door into:

**Hall** having secure entry handset, radiator, built-in cupboard and central heating controls.

**Bedroom One** 14' 5" x 10' 8" (4.39m x 3.25m) having exposed timberwork, spotlighting, wardrobe cupboard and radiator.

**Bedroom Two** 10' 8" x 9' 7" (3.25m x 2.92m) having exposed timberwork, spotlighting, wardrobe cupboard and radiator.

**Bathroom** having White suite comprising panelled bath with thermostatic shower controls and glazed splash screen, pedestal hand basin and low level W.C., complementary wall and floor tiling and radiator.

**Spacious Sitting/Dining Room** 15' 5" x 14' 3" (4.70m x 4.34m) a delightful room having vaulted ceiling featuring exposed structural timberwork, spotlighting, 2 radiators, T.V. aerial point and ample space for furniture, sofas, table & chairs etc.

Leading open plan from the Sitting Room is the Kitchen.

**Kitchen** 8' 3" x 8' 3" (2.51m x 2.51m) having range of contemporary units including postformed worksurfaces, inset 1½ bowl sink, ample drawer and cupboard space, complementary tiling, matching overhead cupboards, inset Ceramic Electric Hob with Filter Hood above, built-in Electric Oven, plumbing for washing machine, spotlighting and surface lighting, tiled flooring and cupboard concealing Worcester Gas-fired combi-boiler supplying central heating and domestic hot water.

## OUTSIDE

The approach to the building is attractively laid to a block paved driveway with a small area of mature shrubbery.

**Resident's Parking** One Parking Space is allocated for number 6.

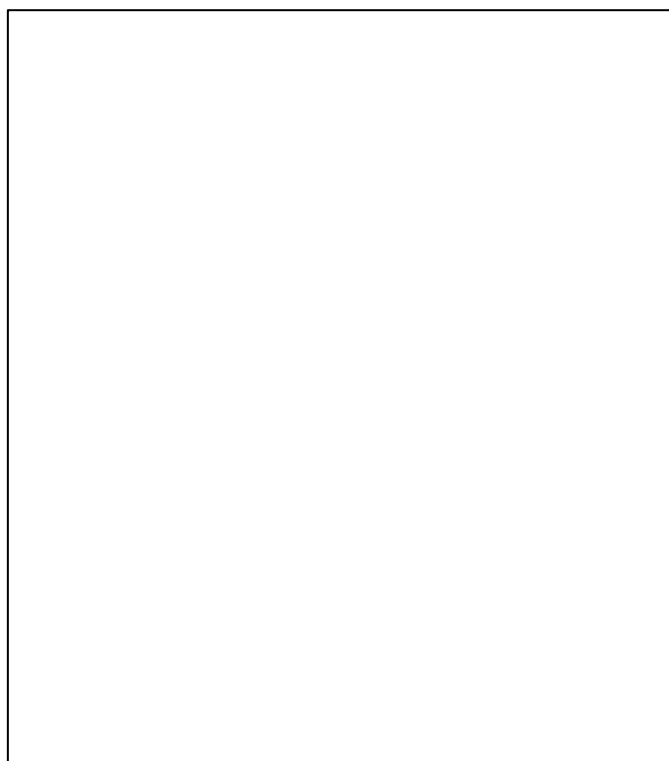
**Services** We understand Mains Water, Drainage, Gas & Electricity are connected to the property.

**Tenure** Leasehold with vacant possession. The property is held on a 125 year lease which we understand commenced in April 2011. The new owner will own 1/6th share of the Freehold.

**Maintenance Charge** The property is subject to an annually reviewable Service Charge administered in-house by the 6 owners. The current amount payable is £250.00 due every 6 months which covers upkeep of the communal stairs to the upper flats, driveway lighting, entry system and buildings insurance.

**Rating Band** "A"

**EPC URL** <https://find-energy-certificate.service.gov.uk/energy-certificate/4832-4026-0100-0203-7202>



**FLOORPLAN FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE**

**VIEWING** By prior appointment through  
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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)

|  |                           |   |
|--|---------------------------|---|
| 6 Furlong Court<br>Furlong<br>WARMINSTER<br>BA12 9DJ | Energy rating<br><b>C</b> | Valid until: <b>6 June 2032</b>                     |
|  |                           | Certificate number: <b>4832-4026-0100-0203-7202</b> |

|                  |                  |
|------------------|------------------|
| Property type    | Top-floor flat   |
| Total floor area | 67 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.](#)

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

