

DAVIS & LATCHAM ESTATE AGENTS

43 Market Place Warminster Wilts BA12 9AZ Tel: 01985 846985 Fax: 01985 847985
Principal: Melvin Davis FNAEA www.davislatcham.co.uk e-mail:
homes@davislatcham.co.uk



- Spacious and beautifully presented First Floor Apartment**
Available with No Onward Chain
Dual Aspect Sitting/Dining Room
Bathroom & 2 Double Bedrooms - 1 with En-Suite
Economy 7 Night Store Heating
- Small exclusive Retirement complex
 - Communal Entrance Hall with lift
 - Well Equipped Kitchen
 - Reserved Parking & Attractive Communal Gardens
 - Upvc Sealed Unit Double Glazing



**7 Wren House Orchard, Grenadier Close, Warminster,
Wiltshire, BA12 8TY**

£285,000



This spacious and beautifully presented First Floor Apartment is located in a small exclusive Retirement complex quietly tucked away on the Western side of the Town. Communal Entrance Hall with lift to First Floor Landing, Entrance vestibule, Spacious Dual Aspect Sitting/Dining Room, Well Equipped Kitchen, Bathroom & 2 Double Bedrooms - 1 with En-Suite Shower Room, Reserved Parking & Attractive Communal Gardens, Economy 7 Night Store Heating & Upvc Sealed Unit Double Glazing.

Accommodation

THE PROPERTY is a spacious and beautifully presented retirement apartment located on the First Floor at Wren House Orchard a small and exclusive purpose-built development within the grounds of Wren House Retirement Home, which caters for the needs of the elderly and retired. The apartments are designed with able and independent retirement in mind and are ideally suited for someone downsizing from a larger property seeking an attractive, low-maintenance modern home. Approached via a spacious communal Ground Floor Hall served by a lift and stairway, the well-appointed apartment benefits from Upvc sealed-unit double glazing together with Electric Economy 7 Night Store Heating. This is a rare opportunity to acquire a comfortable and well proportioned home for retirement in an exclusive location where properties are seldom available for sale, hence the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

LOCATION

Wren House Orchard is quietly tucked away, approached via a private driveway off Grenadier Close, although residents hold a key which allows access on foot through the Gardens of Wren House as a short cut through to Vicarage Street. Within comfortable walking distance is the bustling town centre with its excellent shopping facilities - 3 supermarkets including a Waitrose store and a host of independent shops and eateries. Warminster has a beautiful Park and Leisure Gardens with a boating lake, tennis courts, putting green etc., whilst the town has a wide variety of amenities including a theatre and 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

Porch Area having secure entryphone linked to the apartment and double doors into:

Spacious Communal Ground Floor Entrance Hall giving access to the Lift and stairs to First Floor.

First Floor Landing having individual front door leading into:

Entrance Vestibule with ceramic tiled flooring, built-in cupboard, cloaks hanging space and glazed double doors opening into the Sitting Room.

Spacious Dual Aspect Sitting/Dining Room 24' 4" x 16' 1" (7.41m x 4.90m) x 24' 4" x 10' 6" (7.41m x 3.20m) a delightful room with an attractive mock fireplace with decorative surround housing coal effect Electric fire creating a focal point, 2 night store heaters, T.V. aerial point, wall light points, entryphone/intercom, telephone point, Dining Area with ample space for dining table and chairs and door into Kitchen.

Well Equipped Kitchen 12' 6" x 7' 9" (3.81m x 2.36m) with postformed worksurfaces, inset 1½ bowl stainless steel sink, ample drawer & cupboard space, complementary tiling and matching overhead cupboards, built-in Electric Oven, Ceramic Electric Hob with Filter hood above, recess and plumbing for washing machine, built-in Fridge/Freezer, electric towel radiator, recessed lighting and ceramic tiled flooring.

From the Sitting/Dining Room a door leads into:

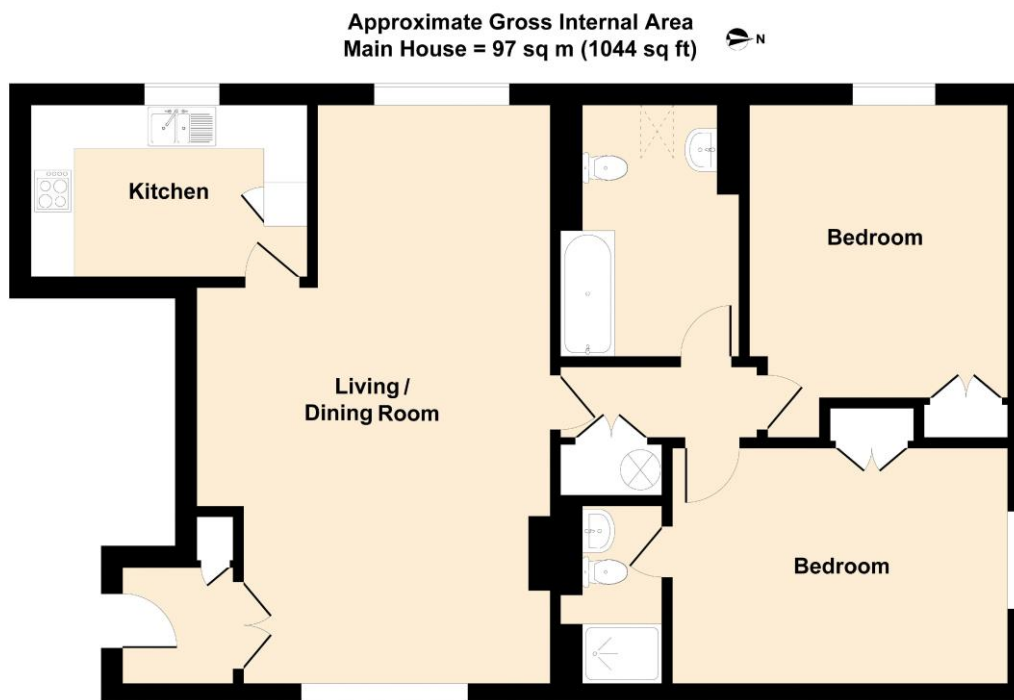
- Inner Hall** with recessed low-voltage spotlighting, access hatch to loft and built-in shelved linen cupboard housing pressurised hot water tank with immersion heaters fitted and heating controls.
- Bedroom One** 15' 2" x 10' 7" (4.62m x 3.22m) having built-in wardrobe cupboard, T.V. aerial point and telephone point, night store heater and door into En-suite Shower Room.
- Fully Tiled En-Suite Shower Room** having White suite comprising shower enclosure with glazed splash door and Mira shower controls, vanity hand basin with cupboard space under and low level W.C. with concealed cistern, complementary walls and floor tiling, extractor fan, electric shaver point, recessed lighting and Electric towel rail.
- Bedroom Two** 11' 10" x 10' 11" (3.60m x 3.32m) plus deep door recess with built-in wardrobe cupboard, T.V. aerial point and telephone point and night store heater.
- Spacious Fully Tiled Bathroom** having White suite comprising panelled bath with hand shower/mixer tap, vanity hand basin with cupboard space under, low level W.C. with concealed cistern, extractor fan, electric shaver point, electric towel rail, complementary wall and floor tiling Dimplex electric heater, recessed lighting and Velux roof window ensuring natural light and ventilation.

OUTSIDE

The approach to the building is via a private driveway off Grenadier close solely serving residents of Wren House Orchard with a marked Parking Bay for number 7 and adjacent Visitors' Parking Space. The building is approached via paved pathway to the entrance flanked by attractively laid to lawns with borders well stocked with seasonal plants and shrubs which are maintained within the management charge.

- Services** We understand Mains Water, Drainage & Electricity are connected to the property.
- Tenure** Leasehold with vacant possession.
- Lease** The property is held on a 125 year lease which commenced on 1st January 2003 and is subject to an annually reviewable maintenance charge, payable in 12 monthly instalments currently £150.00 per calendar month. This covers the upkeep and maintenance of communal areas and also includes Buildings Insurance.
- Rating Band** "C"
- EPC URL** <https://find-energy-certificate.service.gov.uk/energy-certificate/5709-1284-9002-1123-0902>





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
Email - 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.

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)			
7 Wren House Orchard Grenadier Close WARMINSTER BA12 8TY	Energy rating D	Valid until:	22 July 2034
		Certificate number:	5709-1284-9002-1123-0902
Property type		Top-floor flat	
Total floor area		90 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 D. 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

