

DAVIS & LATCHAM ESTATE AGENTS

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- Comfortable Ground Floor Apartment
- Available with No Onward Chain
- Kitchen
- Re-fitted Shower Room
- Communal Entrance Porch & Hall with Lift
- Purpose-built Retirement development
- Sitting/Dining Room
- 2 Bedrooms
- Reserved Car Parking Space
- Communal Laundry Room



**4 Waldron Court, Church Street, Longbridge Deverill, Warminster,
Wiltshire, BA12 7DJ**

£99,500



Available with No Onward Chain a comfortable Ground Floor Apartment in a small purpose-built Retirement development designed with the over 55's in mind in the village of Longbridge Deverill. Communal Entrance Porch & Hall with Lift, Individual Entrance Hall, 2 Bedrooms, Re-fitted Shower Room, Pleasant Sitting/Dining Room, Kitchen, Sealed unit Double Glazing & Economy 7 Night Store Heating, Communal Laundry Room & Reserved Car Parking Space.

Accommodation

THE PROPERTY is on the Ground Floor of this small purpose-built retirement development of just 10 apartments which was erected in 1987 and designed with the over 55's in mind. Waldron Court has most attractive brick elevations with feature stone quoins and stone mullion windows under a tiled roof with a decorative cupola. The building is approached via a secure Communal Entrance Hall with lift and stairs and has well-equipped communal laundry facilities on the First Floor whilst all properties benefit from sealed unit double glazing together with Electric Economy 7 night store heating. This is a rare opportunity to acquire a comfortable well-presented Ground Floor apartment, immediately available with no associated sale chain, hence the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

LOCATION Longbridge Deverill is one of the five villages which comprise the Deverill Valley, a rural community with many unspoilt country walks through which flows the nearby River Wylye. The village has The George Inn public house and restaurant, together with a petrol filling station with shop and off-licence whilst a few minutes on foot takes you to the 12th century village church of St Peter & St Paul. A couple of miles to the North is the bustling town of Warminster with its excellent shopping facilities - 3 supermarkets including a Waitrose store and a variety of small independent shops and eateries whilst other amenities include a theatre, library, hospital and clinics and a 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. Other main centres in the area including Frome, Westbury, Trowbridge, Bath and Salisbury are all within a comfortable driving distance as are the various Salisbury Plain military bases. The A36, A350 and A303 trunk routes provide swift road communications throughout the West Country and further afield to London via the A303/M3 whilst Bristol, Bournemouth and Southampton airports are each just over an hour by road.

ACCOMMODATION

Porch Entrance having secure entryphone access system linked to the apartment, Communal Ground Floor Lobby with access to Lift and Stairs to First Floor with well-equipped Laundry having Washing Machine, Tumble Dryer and hand washing facilities.

Entrance Hall having individual front door, wall light point, entryphone intercom linked to the entrance to Waldron Court, shelved walk-in cupboard housing electrical fusegear and water tank with immersion heater.

Bedroom One 13' 0" x 8' 11" (3.96m x 2.72m) having mirror-fronted wardrobe cupboard with bi-fold doors, night store heater and wall light points.

Bedroom Two 8' 10" x 0' 0" (2.69m x 0.00m) with electric panel heater and wall light point.

Re-fitted Shower Room with contemporary White suite comprising walk-in tiled shower enclosure with Triton electric shower controls and glazed splash screen, vanity basin with mixer tap and drawers under, low level W.C., Electric towel radiator, extractor fan, shaver/light fitting and complementary wall and floor tiling.

Pleasant Sitting/Dining Room 15' 6" x 10' 2" (4.72m x 3.10m) with wall light points, T.V. aerial point, telephone point, night store heater and ample space for a dining table & chairs.

From the Sitting Room an archway leads into:

Kitchen 7' 5" x 6' 9" (2.26m x 2.06m) with postformed worksurfaces, inset stainless steel single drainer sink, range of Mahogany-fronted units providing ample drawer & cupboard space, complementary wall tiling and matching overhead cupboards with pelmet lighting, recess for Electric Cooker, wall light points and space for fridge/freezer.

OUTSIDE

Reserved Parking One allocated parking space is reserved for number 4 Waldron Court.

The approach to the building is via a driveway off Church Street leading to the car park at the rear of the building flanked by mature trees and shrubbery as well as a sizable paved communal Garden Terrace for the enjoyment of all residents.

Services We understand Mains Water and Electricity are connected whilst drainage is to a private system.

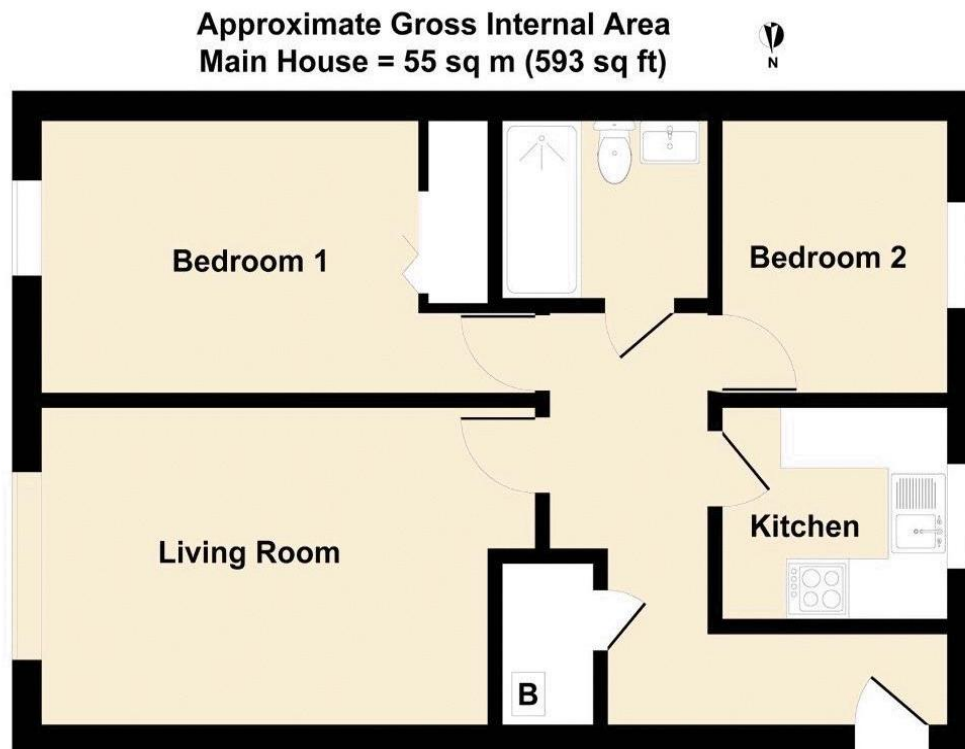
Tenure Leasehold with vacant possession.

Lease We understand the property is held on a 999 year lease which commenced in 1987 and is subject to a service charge payable to Waldron Court Management Company Limited which is £478.00 for the current quarter. This covers the upkeep of gardens and communal areas, window cleaning, Water Rates and Buildings Insurance.

Ground Rent No Ground Rent is payable.

Rating Band "B"

EPC URL <https://find-energy-certificate.service.gov.uk/energy-certificate/9190-1271-0322-3007-3903>



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)

4 WALDRON COURT CHURCH STREET LONGBRIDGE DEVERILL BA12 7DJ	Energy rating D	Valid until: 3 November 2030
		Certificate number: 9190-1271-0322-3007-3903

Property type Ground-floor flat

Total floor area 53 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		