

# DAVIS & LATCHAM ESTATE AGENTS

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| <p><b>Comfortable freshly decorated first floor Flat</b></p> <p><b>Ideal for Buy-to-Let, First Purchase or Retirement</b></p> <p><b>Sunny Open-plan Living/Dining Room with Fitted Kitchen</b></p> <p><b>Bathroom</b></p> <p><b>Gas-fired Central Heating to radiators</b></p> | <ul style="list-style-type: none"> <li>• <b>Close to all Town Centre amenities</b></li> <li>• <b>Communal Entrance, Individual Hall</b></li> <li>• <b>2 Bedrooms</b></li> <li>• <b>Resident's Reserved Car Parking Space</b></li> <li>• <b>Sealed Unit Double Glazing</b></li> </ul> |
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**2 Kendrick House, 4B Market Place, Warminster,  
Wiltshire, BA12 9AP**

**£135,000**



This comfortable freshly decorated first floor Flat is conveniently located close to all Town Centre amenities ideal for Buy-to-Let Investment, First Purchase or Retirement. Communal Entrance, Hall, 2 Bedrooms and Bathroom, Spacious Sunny South-facing Open-plan Living/Dining Room with Fitted Kitchen Area, Resident's Reserved Car Parking Space, Gas-fired Central Heating to radiators & Sealed Unit Double Glazing.

## Accommodation

**THE PROPERTY** is a freshly decorated First Floor apartment in Kendrick House, a development of six 1 and 2 bedroom apartments, converted in 2012 from a block of modern 1st and 2nd floor former offices which originally occupied the site. The building has attractive brick elevations and benefits from Gas-fired central heating to radiators together with double glazed windows and has the added bonus of reserved parking - a scarce commodity in the town centre. This is a rare opportunity to acquire a comfortable and extremely well presented town centre home ideally suited for buy-to-let investment, retirement or first time purchase hence the Agents strongly advise an early accompanied internal inspection in order to avoid disappointment.

**LOCATION** Kendrick House sits between the 13th Century Chapel of St Lawrence and the historic Old Town Hall in the heart of Warminster and takes its name from the building which originally occupied the site until the mid 1900's. The bustling town centre has excellent shopping facilities - 3 supermarkets including a Waitrose store and a variety of independent shops, eateries and cafes. Other amenities include a theatre & library, hospital & clinics, 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. Other main centres in the area include Frome, Trowbridge, Westbury, Bath and Salisbury, all within comfortable driving distance, as are the various Salisbury Plain military establishments. The A36, A350 and A303 trunk routes provide swift access throughout the West Country and further afield to London via the A303/M3 whilst Bristol, Southampton and Bournemouth airports are each just over an hour by road.

**ACCOMMODATION** The property is approached via a secure street door with remote entryphone access system linked to the apartment and a staircase leading to a communal Landing with further external door to a First Floor Level Balcony whilst a staircase gives access to the Resident's Car Parking located to the rear of the building. From the First Floor Balcony a further secure door leads into a communal Hall with an individual front door into Apartment 2.

**Entrance Hall** having entryphone/intercom handset, heating controls, useful built-in cloaks cupboard and further cupboard housing recently upgraded electrical fusegear.

**Bedroom One** 14' 3" x 7' 10" (4.34m x 2.39m) plus deep door recess having radiator and built-in cupboard housing Gas-fired Vaillant combi-boiler supplying domestic hot water and central heating.

**Bedroom Two** 11' 7" x 7' 6" (3.53m x 2.28m) having dual aspects and enjoying a pleasant view down the High Street and radiator.

**Bathroom** having contemporary White suite comprising panelled bath with thermostatic shower controls and glazed splash screen, pedestal hand basin, low level W.C., complementary tiling, shaver/light fitting, towel radiator and extractor fan.

**Spacious Open-Plan South-facing Living/Dining/Kitchen** 19' 9" x 12' 6" (6.02m x 3.81m) a delightful sunny room having Kitchen Area with postformed worksurfaces, inset stainless steel sink, range of contemporary of units providing drawer & cupboard space, complimentary tiling and matching overhead cupboards, built-in Electric Oven & Ceramic Electric Hob with Filter Hood above, plumbing for washing machine, ample power points for everyday appliances and breakfast surface.

Living/Dining Area with ample space for dining table & chairs, sofas etc., satellite/T.V. aerial point, telephone point, radiator and 2 large South-facing windows providing plenty of natural light.

**Parking** The property has Reserved Parking accessed nearby via Weymouth Street.

**Services** Mains Water, Drainage, Electricity and Gas are connected to the property.

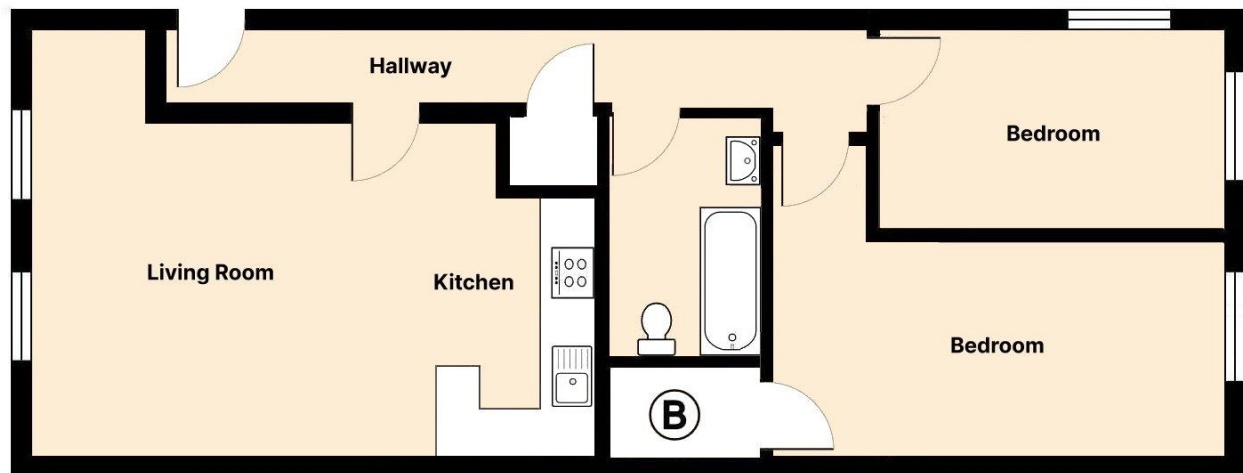
**Tenure** Leasehold with vacant possession.

**Lease** The property will be sold with the balance of a 125 year lease which commenced in 2013 subject to a Ground Rent and low annually reviewable Service Charge - which covers the upkeep of communal areas and includes Buildings Insurance, which we are informed was £144.00 combined for the current year.

**Rating Band** "A"

**EPC URL** <https://find-energy-certificate.service.gov.uk/energy-certificate/3464-3395-8102-2803-3106>

**Note:** An interest is declared in accordance with the Estate Agents Act 1979.



FLOORPLAN FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE

**VIEWING** By prior appointment through  
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43 Market Place  
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Tel: Warminster 01985 846985  
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## 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 consent.

**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 2, Kendricks House<br>WARMINSTER<br>BA12 9AP | Energy rating<br><br>C | Valid until: 6 July 2035                     |
|                                                   |                        | Certificate number: 3464-3395-8102-2803-3106 |

|                  |                  |
|------------------|------------------|
| Property type    | Mid-floor flat   |
| Total floor area | 62 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 B.

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 81 B      |
| 69-80 | 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