

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



- | | |
|--|--------------------------------------|
| Ground Floor Retirement Apartment | • Very convenient location |
| Sitting Room | • Kitchenette |
| One Bedroom | • Bathroom |
| Sealed Unit Double Glazing | • Electric Economy 7 Heating |
| Residents Lounge & Laundry Room | • 24-Hour Careline Facilities |



7 Regal Court, Weymouth Street, Warminster, Wiltshire, BA12 9NH

£49,950



A rare opportunity to purchase a Ground Floor Retirement Apartment enjoying a convenient location just off the Town Centre and close to the lovely Warminster Park. Inner Hall, Bedroom, Bathroom, Sitting Room opening into Kitchenette, Sealed Unit Double Glazing & Electric Economy 7 Heating, Residents Lounge & Laundry Room, 24-Hour Careline Facilities.

Accommodation

THE PROPERTY is located on the Ground Floor of Regal Court, an attractive development of purpose-built retirement apartments with spacious, well-lit communal hallways whilst all floors are served by a lift and stairways. The apartment benefits from Electric Economy 7 Heating and sealed unit Double Glazing whilst state of the art safety and security systems are linked to a House Manager responsible for overseeing the smooth day-to-day running of the building - an out-of-hours Careline service provides peace of mind when the House Manager is off duty. Communal facilities on the Ground Floor include a fully equipped Laundry Room and a spacious Residents' Lounge whilst a guest apartment is also available by arrangement for visiting friends and relatives. This is a wonderful opportunity to acquire a town centre Ground Floor retirement apartment, hence the Agents recommend an early accompanied internal inspection in order to avoid disappointment.

LOCATION

Regal Court is very conveniently located in Weymouth Street immediately opposite the beautifully maintained Warminster Park & Leisure Gardens and immediately adjacent to a Morrisons store whilst the bustling town centre is conveniently within minutes on foot with its excellent shopping facilities and a host of independent traders. Other amenities include a theatre and library, hospital and clinics and a railway station with regular services to Salisbury, and then direct to London Waterloo, and to Bath with a direct line on to South Wales. Other centres in the area including Frome, Westbury, Trowbridge, Bath and Salisbury are within comfortable driving distance whilst the A36, A350 and A303 trunk routes provide swift road access throughout the West Country and further afield to London via the A303/M3. Bournemouth, Bristol and Southampton airports are each just over an hour by road.

ACCOMMODATION

Sheltered Porch Area with secure entry access system linked to all apartments leads into:

Communal Entrance Hall serving all apartments and giving access to the Lift to all floors, Manager's Office, Residents Lounge Area and Laundry.

Inner Hall having entryphone/intercom, wall light point, telephone point, shelved cupboard housing electrical fusegear and water tank with immersion heater fitted.

Double Bedroom 11' 3" x 8' 9" (3.43m x 2.66m) with night store heater, built-in wardrobe cupboard with bi-fold doors, wall light points and alarm call system.

Bathroom having panelled bath, pedestal hand basin, low level W.C., tiled splashbacks, vinyl floor tiling, extractor fan, wall light point and panel heater.

Sitting Room 14' 4" x 10' 7" (4.37m x 3.22m) with night store heater, T.V. aerial point, wall light points and arched opening leading into Kitchen.

Compact Kitchenette 6' 8" x 5' 6" (2.03m x 1.68m) having postformed worksurfaces, inset stainless steel sink, range of units providing drawer & cupboard space, matching overhead cupboards, point for Electric cooker, recess for Fridge, wall tiling and vinyl tiled flooring.

OUTSIDE

Residents Car Parking A limited number of residents parking spaces are available on a first come-first served basis.

The front of the building is attractively laid to paving with ornamental trees and planters, set behind shallow brick walling topped with decorative railings, whilst to the rear of the building are further borders well-stocked with groundcover plants and shrubs, a screened Resident's Drying Area & Parking for visitors.

Services We understand Mains Water, Drainage and Electricity is connected to the property.

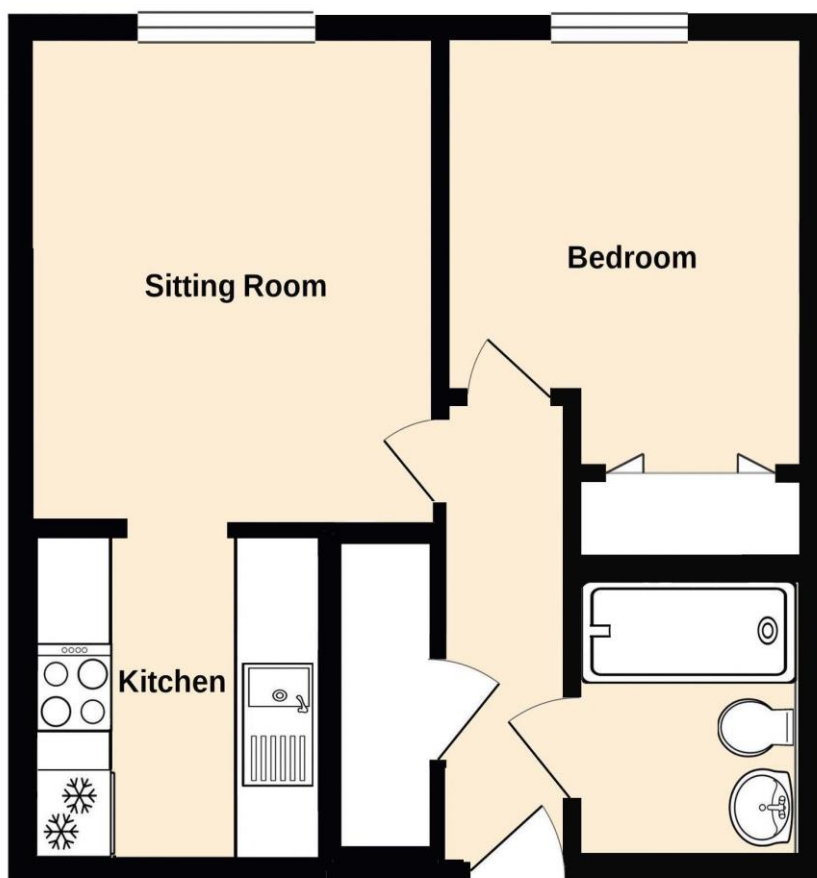
Tenure Leasehold with vacant possession.

Lease The property is held on a 99 year lease which we understand commenced in 1985 and is subject to an annually reviewable all-in maintenance charge payable in two six-monthly instalments. The charge for the period of 1st August 2023 to 29th February 2024 is £1245.69. This covers the upkeep of communal areas, the provision of House Managers, metered Water and includes Buildings Insurance.

Ground Rent Ground Rent for the same period is £216.67 and is subject to review.

Rating Band "A"

EPC URL <https://find-energy-certificate.service.gov.uk/energy-certificate/3228-3107-1002-0390-0292>



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
Web: 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)

Flat 7 Regal Court WARMINSTER BA12 9NH	Energy rating C	Valid until: 13 October 2033
		Certificate number: 3228-3107-1002-0390-0292

Property type	Ground-floor flat
Total floor area	37 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 current 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		82 B
69-80	C	78 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