



Giffords Court, Melksham
£99,950



20 Giffords Court Melksham, Wiltshire, SN12 7DY

SITUATION

Set in the heart of Melksham, where an excellent range of amenities for all including shops and supermarkets. The new Melksham campus is now open and provides fitness centre, library, swimming pool and much more.

Melksham provides easy access to the M4 corridor and has transport links including bus services and a train station to the neighbouring towns including Chippenham, Trowbridge, Bradford on Avon and the Georgian city of Bath lies some 12 miles distant.

DESCRIPTION

NO CHAIN - A most impressive first floor one bedroom retirement apartment within Melksham's popular Giffords Court complex, situated in the heart of the town centre. The accommodation is light and bright and briefly comprises of entrance hall, lounge/diner with a Juliet balcony, fitted kitchen with built in oven and hob, double bedroom with mirror fronted fitted double wardrobe and bathroom. Further benefits include double glazing, pretty well kept grounds and gardens, residents lounge, guest suite, warden, laundry and parking. - Viewing is highly recommended to fully appreciate all this home has to offer.

ACCOMMODATION

Communal area, entrance hall, scheme manager's office, residents lounge and kitchen area, laundry facilities and guest suite, lift and stairs to all floors:- Door through to:-

ENTRANCE HALL

With cupboard housing hot water tank and shelving, entry phone, doors to:-

LOUNGE/DINER:

17'8" x 12'2"

With double glazed doors with Juliet balcony, double glazed window to front, feature electric fireplace, night storage heater, cupboard housing electric meter, panelled double doors through to:-





KITCHEN

9'0" x 5'9"

With double glazed window to front, attractive range of fitted base and wall units with laminated work tops, built in four ring hob with extractor hood over, built in eye level oven, stainless steel sink unit with single drainer, space for fridge and or freezer, part tiled walls, wall heater.

DOUBLE BEDROOM:

22'9" x 9'10"

With double glazed window to front, built in double mirror doored wardrobe, night storage heater.

BATHROOM

6'9" x 5'7"

Fitted with a modern suite comprising:- panelled bath with separate shower over and glass screen, wash hand basin within vanity unit, mirror and light over, low level w.c., heated towel rail, tiled walls.

OUTSIDE

Pretty communal grounds and gardens surround Gifford's Court with seating areas - resident/visitor car parking - no allocated parking.

AGENTS NOTE:

There is an age restriction 60 years +

COUNCIL TAX

The property is in Band B with the amount payable for 2024/25 being £1,751.47.

TENURE

The property is leasehold with vacant possession on completion. 125 year lease (2003).

SERVICE CHARGE

There is an annual service charge of £3475.00 (paid bi-annually), plus an annual ground rent of £365.00 (paid bi-annually) - which includes site manager, building insurance, water rates, window cleaning and maintenance of external areas, etc.

SERVICES

Main services of electricity, water and drainage are connected.

CODE

11098 05/05/2023

TO ARRANGE A VIEWING

To arrange a viewing please call 01225 706860 or email melksham@chasebuchanan.co.uk



Miscellaneous items

EPC: B
Council Tax: B
Tenure: Leasehold

Agents Notes

If any issue such as location, condition, specific access requirements, communications, proximity to amenities or transport hubs are of material importance to your decision to view then please discuss these priorities with our friendly team before making arrangements. Extensive information on all our properties can be viewed online at www.chasebuchanan.co.uk

Thinking of Selling or Letting ?

If you are thinking of selling or letting your home, Chase Buchanan would be pleased to provide free no obligation sales & lettings advice.

Independent Mortgage Advice

Chase Buchanan has a longstanding relationship with a firm of independent mortgage specialists with many years of experience who are members of The Industry Panel for Financial Advice (IPFA), which comprises some of the leading advisory firms in the UK mortgage market. They offer:

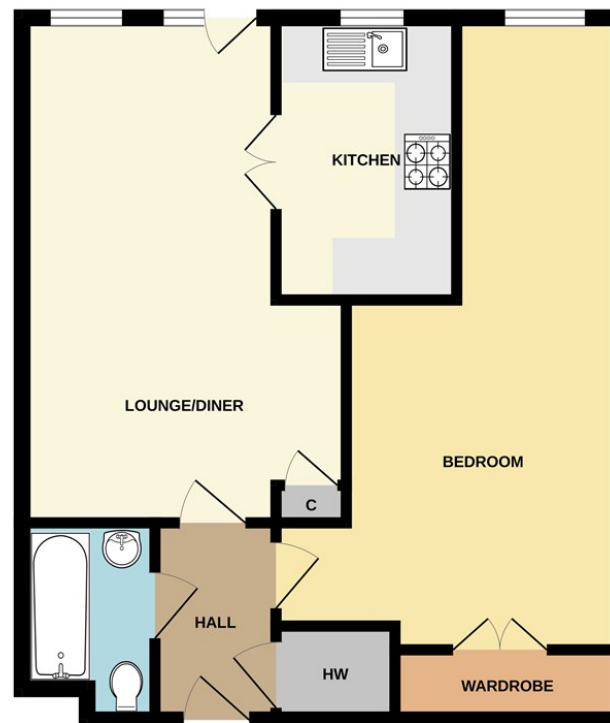
- * Free consultation meetings with no obligation
- * Access to exclusive mortgage products and deals
- * Truly independent advice with access to approximately 130 mortgage lenders
- * Face-to-face or telephone meetings at your convenience
- * They help walk you through the mortgage process, and costs involved, help you set your budget to suit your lifestyle and future plans
- * Their dedicated team are by your side throughout the property-buying journey

The service is friendly and straightforward. If you have already spoken to a mortgage adviser, it is still recommended to double-check you are being offered the best solution for your needs and circumstances. Please ask a member of our team to arrange a meeting.

Solicitor / Conveyancing Services

We have access to a panel of solicitors who operate on a no sale no fee basis. We can arrange a no obligation conveyancing quote to be emailed to you which clearly itemises the legal costs associated with selling a property in the UK. This could be useful for comparable purposes before formally instructing your chosen solicitor. Please ask a member of our team for further information.

FIRST FLOOR



Schematic Diagram only - Not to scale
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