



Giffords Court, Melksham
£145,000



31 Giffords Court Melksham, Wiltshire, SN12 7DY

SITUATION:

Set in the heart of Melksham, where an excellent range of amenities for all including a library, shops and supermarkets. The new Melksham campus is now open and provides fitness centre, 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 desirable first floor two bedroom retirement apartment located within this attractive development, created originally by McCarthy & Stone in 2003, designed specifically for the benefit of the over 60's and located in the heart of Melksham town centre. The property has been well maintained and offers entrance hallway, light and bright sitting room, modern kitchen with fitted oven and hob, the master bedroom has fitted mirrored fronted wardrobes, a modern en suite, a further second double bedroom and shower room. There is a resident manager, communal lounge, kitchen, laundry and guest suite, with pretty communal grounds and gardens. The apartment is situated on the first floor, accessible via lift or stairs, and has the further benefit of waist high power points, alarm cord system and entry phone. Viewing is essential to fully appreciate all this lovely apartment has to offer.

ACCOMMODATION:

COMMUNAL ENTRANCE HALL:

With communal hallway, leading to residents lounge, kitchen and laundry, manager's office, lift and staircase to all floors:-

ENTRANCE HALL:

Front door into hallway with night storage heater, meter cupboard, large storage cupboard housing hot water tank (slatted shelving and light), doors to:-

SITTING ROOM:

14'8" x 11'3"

With Upvc double glazed window to front and side, night storage heater, coved ceiling, alarm cord, panelled glazed double doors through to:-

KITCHEN:

9'0" x 5'8"

With Upvc double glazed window, attractive range of base and wall units incorporating four ring electric hob with Electrolux extractor hood over, Electrolux eye level oven, fridge and freezer, part tiled walls, coved ceiling, creda wall mounted heater, stainless steel single drainer sink unit with cupboards under, alarm.



**BEDROOM ONE:**

16'0" x 0'0"

With Upvc double glazed window, night storage heater, coved ceiling, alarm, mirror fronted double door built in wardrobe with hanging and shelving space.

EN SUITE SHOWER ROOM:

With a fully enclosed shower cubical, pedestal wash hand basin, low flush W.c, heated towel rails, tiled walls, coved ceiling, creda wall mounted heater, extractor fan, mirror with light and shaver point over.

BEDROOM TWO:

11'3" x 8'5"

With Upvc double glazed window, night storage heater, coved ceiling, alarm.

SHOWER ROOM:

With obscure Upvc double glazed window, modern double shower with glass screen, wash hand basin within vanity unit with mirror and lighting over, low level W.C., heated towel rail, fully tiled walls.

OUTSIDE:

There are delightful communal grounds and gardens with various seating areas surrounding Gifford's Court. Resident/visitor car parking - no allocated parking.

COUNCIL TAX:

The property is a Band C with the amount payable for 2024/25 being £2001.68.

TENURE:

Leasehold with vacant possession on completion. 125 year lease (2003)

SERVICES:

Main services of electricity, water and drainage are connected.

SERVICE CHARGE:

There is an annual service charge of roughly £5,212.54 (which includes buildings insurance, window cleaning, maintenance of the communal area's, external grounds and gardens) plus a ground rent of £425.00 per annum. The service charge is split into two payments over the year.

CODE: 10955 27/05/2022**TO ARRANGE A VIEWING:**

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



FIRST FLOOR

Miscellaneous items

EPC: B
Council Tax: C
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.



Schematic Diagram only - Not to scale
Made with Metropix ©2022

Disclaimer: Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Chase Buchanan Agents nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice.

T: 01225 706 860

E: melksham@chasebuchanan.co.uk

W: chasebuchanan.co.uk

A: 13 High Street, Melksham, Wiltshire, SN12 6JY

Chase
Buchanan