



Giffords Court, Melksham  
£143,995



# 22 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 impressive first floor two bedroom retirement property built by McCarthy & Stone and designed specifically with the over 60s in mind. Overlooking the pretty gardens the property offers well presented accommodation to include entrance hall, lounge/diner with fireplace, kitchen with attractive range of units, master bedroom, en-suite shower room to master, second bedroom and main bathroom. Accessible via lift to the first floor making the property most secure and further benefiting from light and sunny accommodation. Communal facilities to include residents lounge, kitchen, and laundry. Guest suite and resident manager. Viewing is highly recommended

## DIRECTIONS:

From our office in the centre of Melksham, proceed along the High street and right into Lowbourne where Giffords Court can be found on the right hand side opposite the library.

## ACCOMMODATION:

Communal area, entrance hall, scheme manager's office, residents lounge and kitchen area, laundry facilities and guest suite.

## ENTRANCE HALL:

With meter cupboard, night storage heater, entry phone, airing cupboard with light, shelving and water tank, doors to:-

## LOUNGE/DINING ROOM:

14'3" x 11'7"

With double glazed window to side and rear, (overlooking a pretty garden), enclosed night storage heater, feature flame effect electric fire with ornamental surround, glazed panelled double doors to:-



**KITCHEN:**

8'11" x 5'9"

With double glazed window, attractive range of fitted base and wall units incorporating four ring electric hob with extractor fan over, eye level oven, stainless steel single drainer sink unit, space for fridge and freezer, part tiled walls, coved ceiling, dimplex wall heater.

**BEDROOM ONE:**

13'9" x 8'2"

With double glazed window, built in double mirrored door wardrobe with hanging and shelving space, night storage heater, door to:-

**EN SUITE SHOWER ROOM:**

With modern suite comprises: fully enclosed shower cubical, pedestal wash hand basin, low level w.c., part tiled walls, dimplex wall heater.

**BEDROOM TWO:**

16'2" x 9'7"

With double glazed window, wall mounted electric panel heater.

**BATHROOM:**

With modern suite comprises:- panelling bath with shower over, wash hand basin within vanity unit, low level w.c., part tiled walls, dimplex wall heater.

**OUTSIDE:**

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

**COUNCIL TAX:**

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

**TENURE:**

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

**SERVICE CHARGE:**

There is 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: 11048 24/11/22****TO ARRANGE A VIEWING:**

To arrange a viewing please call 01225 706860 or email [melksham@chasebuchanan.co.uk](mailto:melksham@chasebuchanan.co.uk)



### 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](http://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

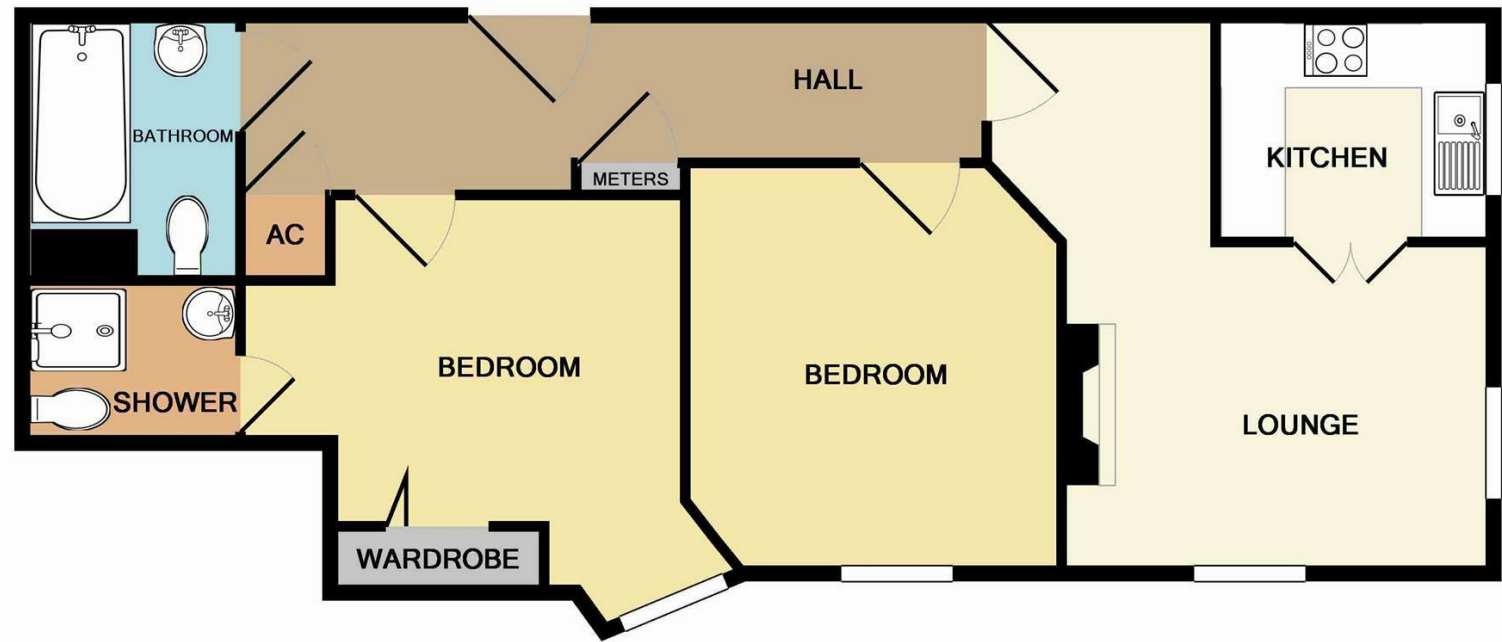
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- \* Free consultation meetings with no obligation
- \* Access to exclusive mortgage products and deals
- \* Truly independent advice with access to approximately 130 mortgage lenders
- \* Face-to-face or telephone meetings at your convenience
- \* 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  
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