



Wharf Court,
£93,000



78 Wharf Court

Melksham, SN12 7NS

SITUATION:

Wharf Court is a delightful retirement development situated close to the centre of Melksham, just off Spa Road, a perfect location for anyone that chooses to make their home here. Melksham offers an excellent range of amenities for all including a shops and supermarkets. The new Melksham campus, completed in 2022 provides library, 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 well presented first floor retirement apartment, set within Wharf Court. Set away from the main complex, but with all the benefits retirement living has to offer. Designed with the over 60's in mind the property has communal facilities available, beautiful gardens and communal parking. The apartment has been recently newly re carpeted and decorated throughout and offers entrance hall, kitchen, sitting room and bathroom. Viewing is highly recommended.

ACCOMMODATION:

Front door with stairs rising, leads to:- (access to only two apartments)

ENTRANCE HALL:

Door to apartment, night storage heater, built in storage cupboards, doors to:-

SITTING ROOM:

14'6" x 11'3"

With double glazed window to front, night storage heater, through to:-

KITCHEN:

6'7" x 8'9"

With double glazed window to front, range of fitted base and wall units incorporating stainless steel single drainer sink unit,





BEDROOM ONE:

8'11" x 10'11"

With double glazed window, wall mounted electric panel heater.

BEDROOM TWO:

274 x 229

With double glazed window, wall mounted electric panel heater.

BATHROOM:

With white suite comprises:- panelled bath, low level w.c., pedestal wash hand basin, part tiled walls.

OUTSIDE:

There are well kept communal grounds and gardens.

SERVICES:

Main services of electricity, water and drainage are connected.

TENURE:

Leasehold - 99 years from 1988 - sold with vacant possession on completion. Purchasers must be 60 or over 55 in receipt of a disability allowance.

SERVICE CHARGE:

There is an annual service charge which covers garden maintenance of equipment, i.e. fire alarms and warden call systems, door entry, communal area cleaning and electric, building insurance, 24 hour emergency call service. Scheme manager or deputy on duty Monday to Friday 10 - 4.30 The service charge for 2024/25 is £241.79 per calendar month.

AGENTS NOTE:

The property is managed by Midland Heart Limited. Potential purchasers must be over 60 year of age or 55 plus and in receipt of a disability allowance - also subject to approval by the scheme Manager.

Please note that there are legal fees to be paid by the purchaser for the grant of a new lease and these are currently £375.00 plus vat plus a document fee of £80.00 plus vat. (between seller and buyer).

COUNCIL TAX:

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

8.8.23

TO VIEW THIS PROPERTY:

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

Miscellaneous items

EPC: E
Council Tax: C
Utilities: All main services
Authority:
Tenure: Leasehold
Lease: Add text here
Ground Rent: Add text here
Service Charge: Add text here

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

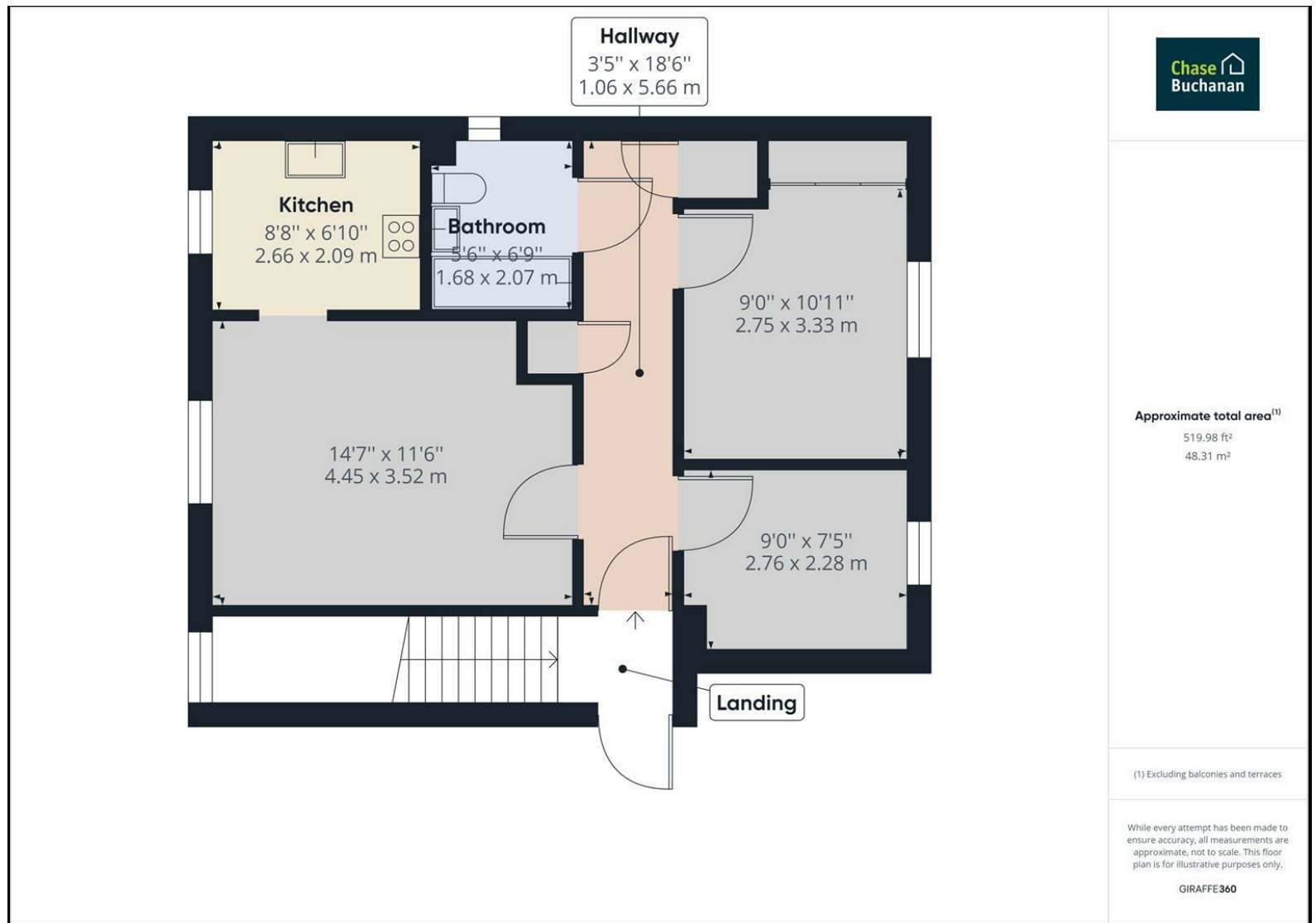
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- * Free consultation meetings with no obligation
- * Access to exclusive mortgage products and deals
- * Truly independent advice with access to approximately 130 mortgage lenders
- * Face-to-face or telephone meetings at your convenience
- * They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



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