



Wharf Court, Melksham
£96,995



46 Wharf Court

Spa Road, Melksham, SN12 7NS

SITUATION:

The property lies just on the outskirts of Melksham town centre, where an excellent range of amenities for all include shops and supermarkets. The new Melksham campus built in 2022 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:

A modern and well looked after first floor apartment within the popular Wharf Court development. Designed with the over 60s in mind, the complex provides a variety of communal facilities, ground and gardens. The apartment has been brought to a lovely standard throughout and offers entrance hall with two good size storage cupboards, a modern white, well planned kitchen which benefits of an integral dishwasher, water softener and water filter, lounge with cosy electric fireplace, two bedrooms and modern fitted shower room - Viewing highly recommended

COMMUNAL ENTRANCE HALLWAY:

With secure door into communal hallway, communal facilities, scheme manager's office, stairs and lift to upper floor, door to:-

HALLWAY:

Entrance phone, double door storage cupboard (with light and hanging and shelving space), cupboard with shelving housing water heater and water softener, electric wall heater, doors to:-

LOUNGE:

With Upvc double glazed window, feature free standing electric fire with surround, wall mounted electric heater, television point, door to:-

KITCHEN:

With Upvc double glazed window, most attractive modern white fitted kitchen units with range of base and wall cabinets & drawers, incorporating stainless steel single drainer sink unit with mixer tap and water filter, built in electric hob with extractor hood over & Hotpoint oven under, space for fridge/freezer, integral dishwasher, part tiled walls, built in wine rack.





BEDROOM ONE:

With Upvc double glazed window, a range of modern fitted storage cupboards and drawers, television point.

BEDROOM TWO:

With Upvc double glazed window, range of fitted wall units, television point.

SHOWER ROOM:

A modern white suite comprises:- Corner shower cubical, wash hand basin with vanity unit, low flush w.c, (raised with enclosed cistern), chrome ladder radiator, extractor fan, wall mounted bathroom cabinet, mirror fronted.

OUTSIDE:

Pretty communal ground and garden surround Wharf Court, for the residents to enjoy. Communal parking is available.

TENURE:

Leasehold property - 99 years from 1988. Vacant possession on completion. Purchasers must be 60 or over - or 55 and in receipt of a disability allowance.

SERVICES:

Main services of electricity, water and drainage are connected.

AGENTS NOTE:

Please note that there are legal fees to be paid by the purchaser for the grant of a new lease (from seller to buyer) - these are currently £375.00 plus vat and a document fee of £65.00 plus vat

SERVICE CHARGE:

There is an annual service charge which covers garden maintenance of equipment, i.e. fire alarm and warden call systems, door entry, communal area cleaning and electric, building insurance, 24 hour Emergency call service with a scheme manager or deputy on duty Monday to Friday 10.00 - 4.30. The service charge for £241.79 per month 2024/25

COUNCIL TAX:

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

CODE: 11175 15/01/2024

TO ARRANGE A VIEWING

Please call 01225 706 860 or email melksham@chasebuchanan.co.uk



Miscellaneous items

EPC: E
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

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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

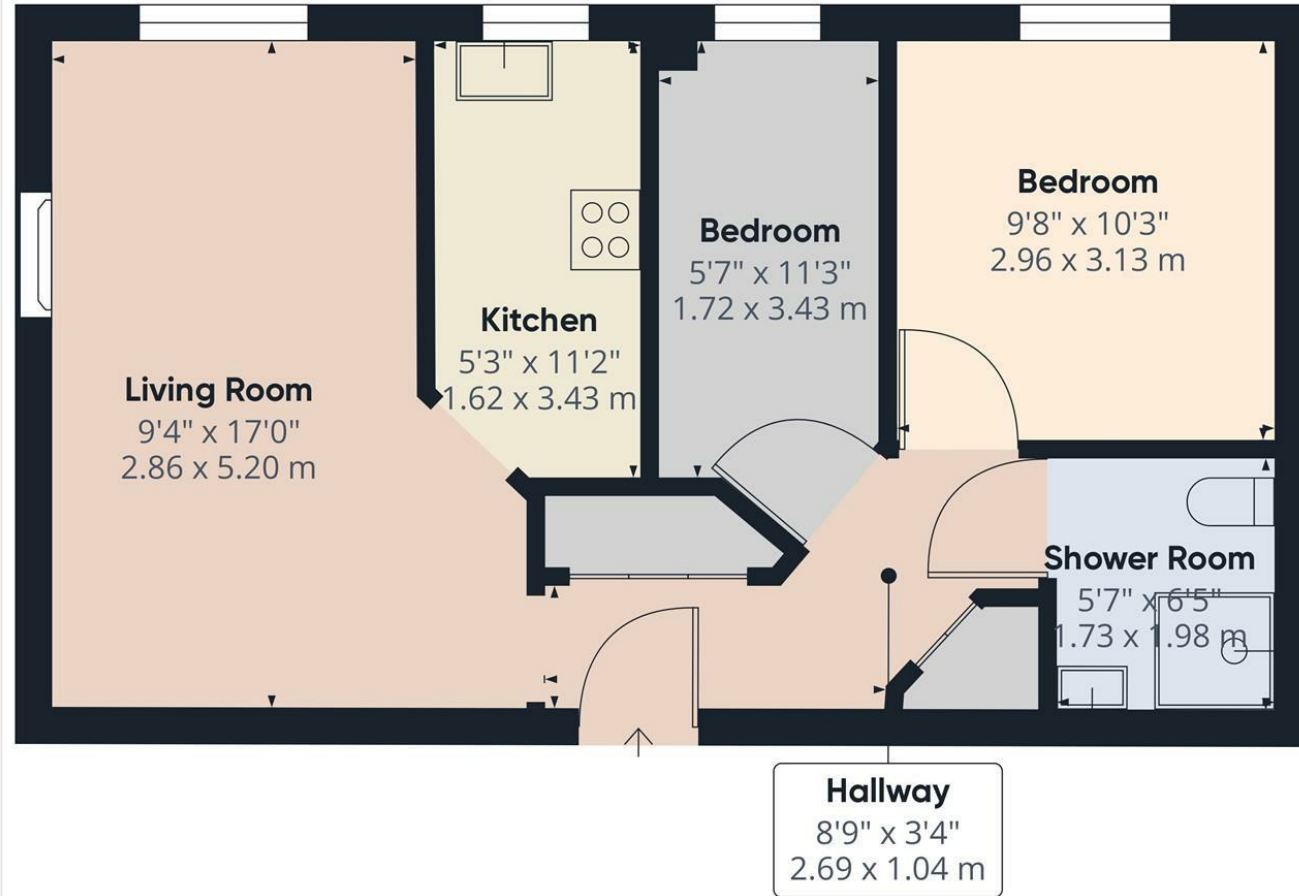
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- * Their dedicated team are by your side throughout the property-buying journey

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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.



Approximate total area[®]

504.47 ft²
46.87 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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