



Crown House, Melksham  
£114,995



# 40 Crown House

## Melksham, SN12 6ES

### SITUATION:

Set in the heart of Melksham which offers an excellent range of amenities for all including a library, shops and supermarkets. The new Melksham campus 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:

Crown House is a popular retirement development in the centre of Melksham. Designed with the over 60's in mind the property has the benefit of communal facilities, resident carpark, scheme manager (part time), secure entry system, 24 hour careline with life lines in all rooms and pretty well cared for gardens. Located with close access to the lift and having a south/west aspect, we are pleased to bring to the market this large second floor two bedroom apartment in the popular retirement complex of Crown House. The property provides entrance hall with storage cupboard, kitchen, living room, two bedrooms and bathroom. Crown House is designed with the over 60's in mind the property has the benefit of communal facilities, resident carpark, scheme manager (part time), 24 hour careline and pretty well cared for gardens - VIEWING ESSENTIAL

### COMMUNAL ENTRANCE:

With communal front door, stairs and lift to all floors, communal lounge, washing/drying facilities, schedule manager's office.

### ACCOMMODATION:

With front door leading into:

### ENTRANCE HALL:

11'6" x 3'9"

With storage cupboards and night storage heater, doors to:-

### LOUNGE:

13'3" x 11'5"

With double glazed window to rear, feature fireplace with electric fire and night storage heater



**KITCHEN:**

8'02" x 7'9"

Fitted with a range of wall and base units with worktops, stainless steel sink with drainer, space for fridge/freezer, freestanding electric cooker, plumbing for washing machine and electric heater.

**BEDROOM ONE:**

11'9" x 8'6"

With double glazed window to rear, built in wardrobe with mirrored doors and electric wall mounted panel heater

**BEDROOM TWO:**

15'6" x 7'6"

With double glazed window to rear, storage cupboard and electric wall mounted panel heater

**BATHROOM:**

7'5" x 5'6"

Fitted with a panelled bath with electric shower over, pedestal wash hand basin, low level WC, tiled splashbacks, heated towel rail and electric heater.

**GARDENS:**

Pretty communal gardens surround Crown House. Resident carpark.

**TENURE:**

Leasehold - 99 years from 1987

**SERVICES:**

Mains services of electricity, water and drainage are connected.

**SERVICE CHARGE:**

Current service charge payment is £190.74 per month (approximately)

Management company: Lancaster Brooks Property Management LTD

Ground rent: Peppercorn

**COUNCIL TAX BAND:**

The property is a Band B with the amount payable for 2024/25 being £1751.47.

**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: D

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](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

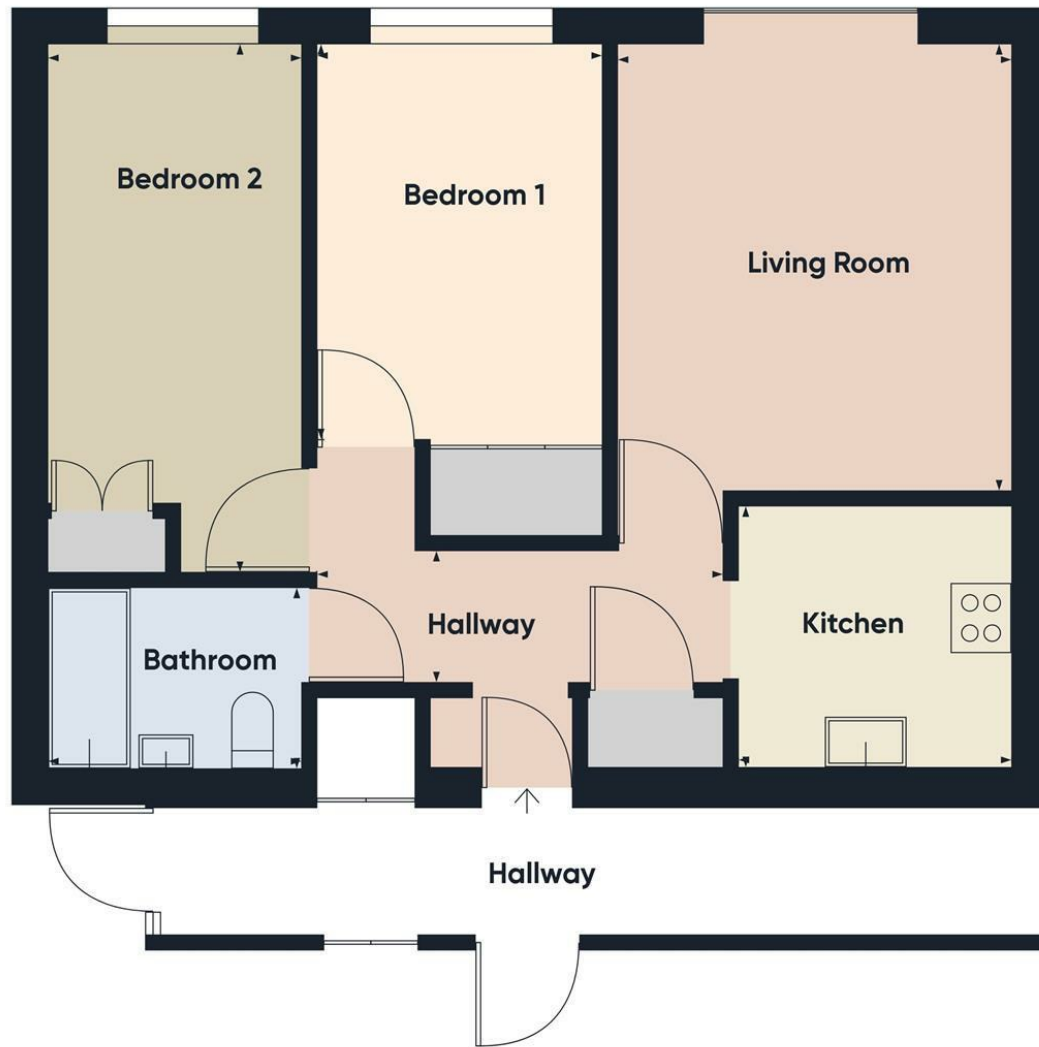
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- \* Access to exclusive mortgage products and deals
- \* Truly independent advice with access to approximately 130 mortgage lenders
- \* Face-to-face or telephone meetings at your convenience
- \* They help walk you through the mortgage process, and 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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