



Wharf Court, Melksham
£89,995



34 Wharf Court

Melksham, Wiltshire, SN12 7NS

DESCRIPTION:

Chase Buchanan estate agents are most pleased to offer this first floor retirement apartment, with pretty views over the communal gardens. Well presented throughout, the property comprises two bedrooms, lounge/diner, kitchen and shower room with the added advantage of no chain and night storage heating. A variety of communal facilities are available including a large lounge, with kitchen and access to outside seating areas. There are also laundry rooms, a guest suite, 24 careline and on site scheme managers.

SITUATION:

Wharf Court retirement complex is located within level access to Melksham offers an excellent range of amenities for all including shops and supermarkets. The new Melksham campus, built in 2022 provides fitness centre, swimming pool, library 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.

COMMUNAL HALLWAY:

Through to:-

ACCOMMODATION:

Door to:-

ENTRANCE HALL:

With large double door storage cupboard, (mainly shelved), further storage cupboard, night storage heater, meter cupboard), doors to:-

LOUNGE:

17'0" x 11'11"

With double glazed window (overlooking the central gardens), night storage heater, door to:-

KITCHEN:

11'4" x 5'3"

With double glazed window, modern base and wall units incorporating single bowl sink unit, plumbing and space or automatic washing machine, built in hob with oven under, part tiled walls, extractor fan, space or upright fridge.

BEDROOM ONE:

10'4" x 9'11"

With window, (overlooking the central gardens), electric wall mounted panel heater.





BEDROOM TWO:

11'5" x 5'8"

With window, (overlooking the central gardens).

SHOWER ROOM:

Modern shower room with double shower cubicle, wash hand basin within vanity unit, low level w.c., extractor fan, tiled walls, wall heater.

OUTSIDE:

There are pretty, well established communal gardens with communal parking.

SERVICES:

Main services of electricity, water and drainage are connected.

TENURE:

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

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 warden call service with a scheme manager or deputy on duty Monday to Friday 10 - 4.30 The service charge for £241.79 per month 2024/25

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.

CODE: 27/1/23 11058

TO ARRANGE A VIEWING:

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

AGENTS NOTE:.

The seller has advised us that all white goods in the kitchen, washing machine, fridge/freezer.

All curtains, poles and blinds will stay.



FIRST FLOOR

Miscellaneous items

EPC: E
Council Tax: C
Utilities: Mains Electric, Water & Drainage
Authority: Wiltshire
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

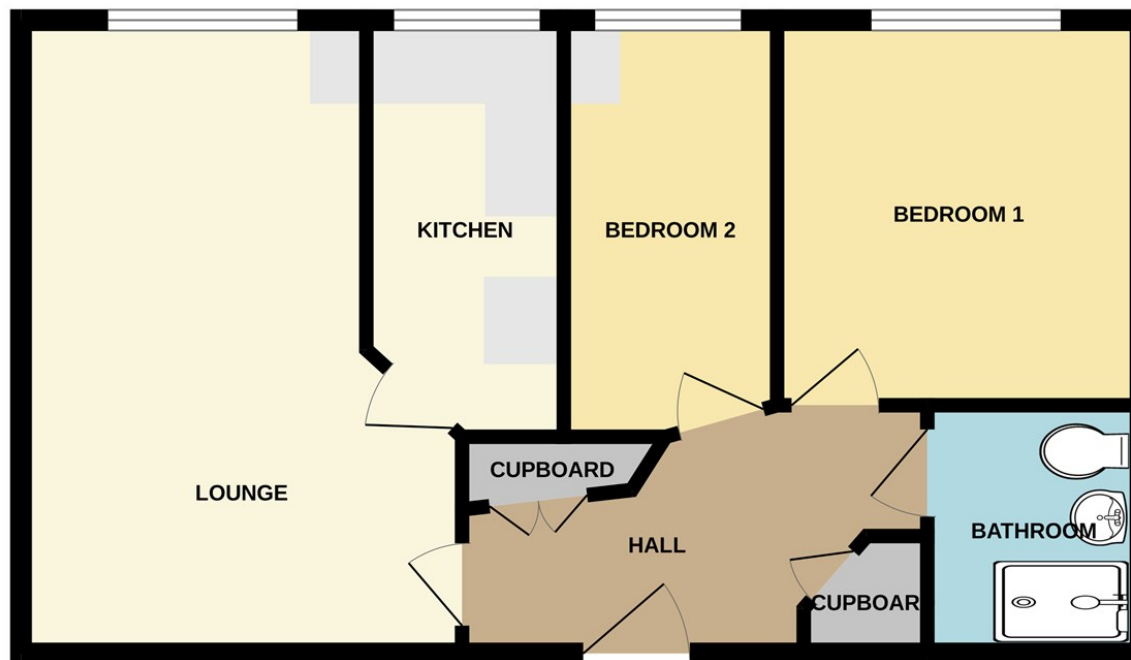
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- * Free consultation meetings with no obligation
- * Access to exclusive mortgage products and deals
- * Truly independent advice with access to approximately 130 mortgage lenders
- * Face-to-face or telephone meetings at your convenience
- * They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