



Market Place, Melksham  
£130,000



# 35 Crown House

## Melksham, SN12 6ES

### **SITUATION:**

Set in the VERY 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 apartment is located with close access to a lift and having super views across the central gardens, we are most pleased to bring to the market this delightful second floor two bedroom apartment in the popular retirement complex of Crown House. The property provides entrance hall with storage cupboard, kitchen, lounge/diner, two bedrooms and modern shower room. Crown House benefits from communal facilities, resident carpark, scheme manager (part time), 24 hour careline and pretty well cared for gardens - VIEWING ESSENTIAL - LEASE UPDATED

### **COMMUNAL ENTRANCE HALL:**

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

### **ENTRANCE HALLWAY:**

With night storage heater, storage cupboard with shelving, further storage cupboard housing electric water heater, doors to:-

### **LOUNGE/DINER:**

With double glazed window with views overlooking the central gardens, night storage heater.



**KITCHEN:**

With borrowed light window, attractive range of base and wall units incorporating stainless steel single drainer sink unit, built in electric hob with oven under and extractor hood over, part tiled walls, extractor fan, space for upright fridge/freezer.

**BEDROOM ONE:**

With double glazed window, built in double door wardrobe with ample hanging and shelving space.

**BEDROOM TWO:**

With double glazed window.

**SHOWER ROOM:**

With modern fitted shower room comprises:- double shower with glass screen, low level wc, wash hand basin with matching vanity unit, wall mounted mirror door cabinets, wall heater, fully tiled walls.

**OUTSIDE:****COMMUNAL GROUNDS AND GARDENS:**

Pretty, well maintained grounds and gardens surround crown house. Residents communal carpark.

**TENURE:**

Leasehold with vacant possession on completion. Date of lease: July 2019 (99 year lease)

**SERVICES:**

Mains services of electric, water and drainage are connected.

**MANAGEMENT COMPANY:**

Lancaster Brookes Property Management

**SERVICE CHARGE:**

99 years from July 2019

Annual service charge for 2024/25 being £2,561.48

Ground Rent: Peppercorn

**CODE: 03/05/2024****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: C  
Council Tax: B  
Utilities: All main services  
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](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

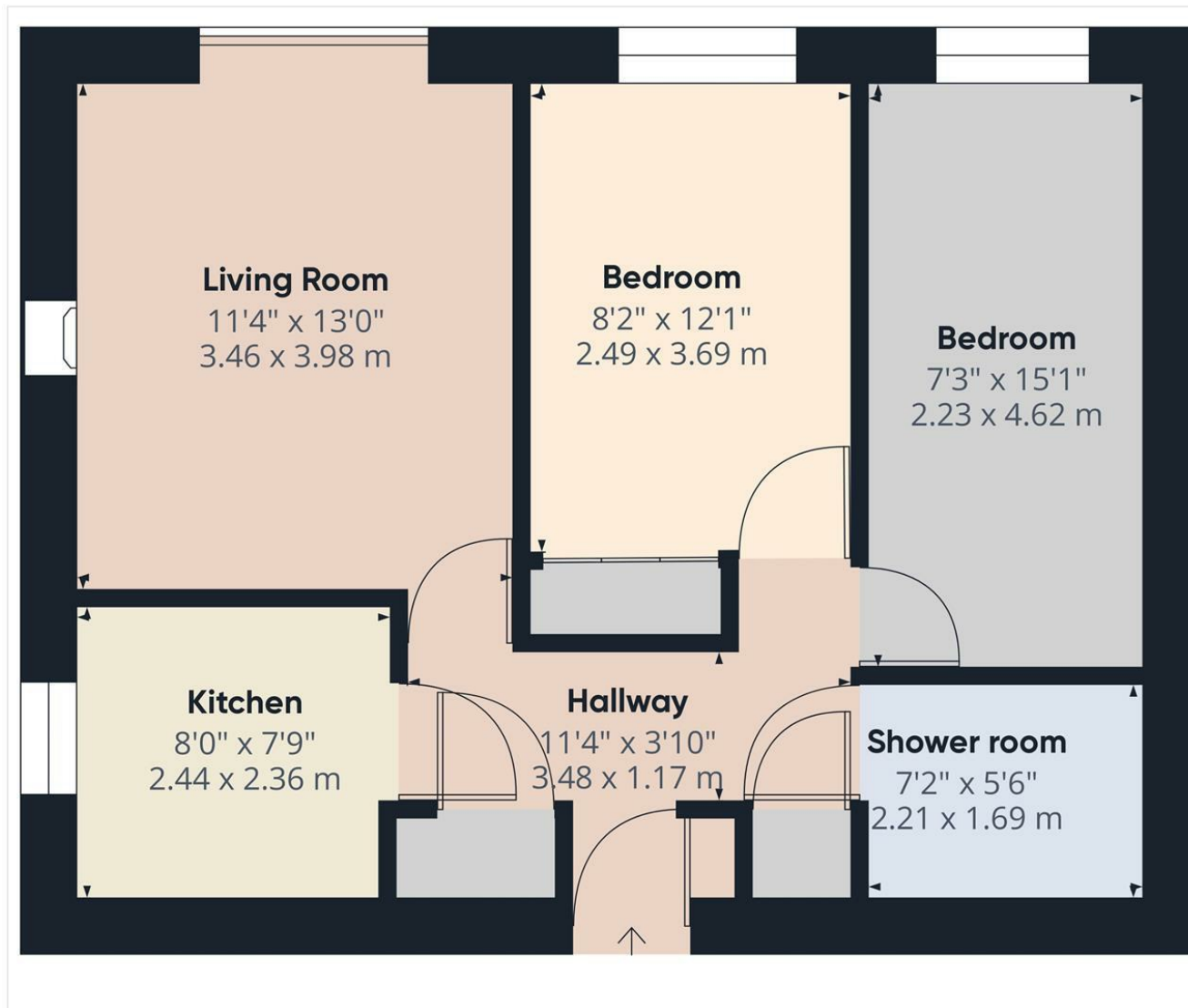
Chase Buchanan has a longstanding relationship with a firm of independent mortgage specialists with many years of experience who are members of The Industry Panel for Financial Advice (IPFA), which comprises some of the leading advisory firms in the UK mortgage market. They offer:

- \* 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.



Approximate total area<sup>(1)</sup>

558.75 ft<sup>2</sup>  
51.91 m<sup>2</sup>

(1) 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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