



Crown House,
£129,995



39 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:

**** No Chain + Extended Lease **** A most attractive upper floor retirement property within this sought after complex, greatly benefitting from an extended lease and views over the open campus in the heart of Melksham.

COMMUNAL ENTRANCE:

With communal secure front door, entry phone, stairs and lifts to all stairs, communal lounge, washing/drying facilities, schedule manager's office.

ACCOMMODATION:

With front door leading to:-

ENTRANCE HALL:

With shelved recess, night storage heater, cupboard housing hot water heater and slatted shelving, storage cupboard, doors to:-

LOUNGE/DINER:

With double glazed window, views to the campus, night storage heater.



**KITCHEN:**

With double glazed window, attractive range of fitted base and wall units incorporating one and half bowl sink unit with mixer tap, eye level oven, built in four ring electric hob, part tiled walls, wall heater, space for fridge/freezer.

BEDROOM ONE:

With double glazed window, wall mounted electric panel heater, built in mirror fronted double door wardrobe.

BEDROOM TWO:

With double glazed window, wall mounted electric panel heater, storage cupboard.

SHOWER ROOM:

With modern shower room comprises:- double shower cubicle, wash hand basin and low level w.c., within vanity unit, heated towel rail, part tiled walls.

GARDENS:

Pretty communal grounds and gardens surround Crown House. Resident carpark.

TENURE:

Leasehold - the lease has been extended by 99 years in 2019. Approx. 94 years remaining.

SERVICE CHARGE:

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

Management company: Lancaster Brooks Property Management LTD

Ground rent: Peppercorn

CODE: 04/07/2024

TO ARRANGE A VIEWING:

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



Miscellaneous items

EPC: C
Council Tax: B
Utilities: All main services
Authority:
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

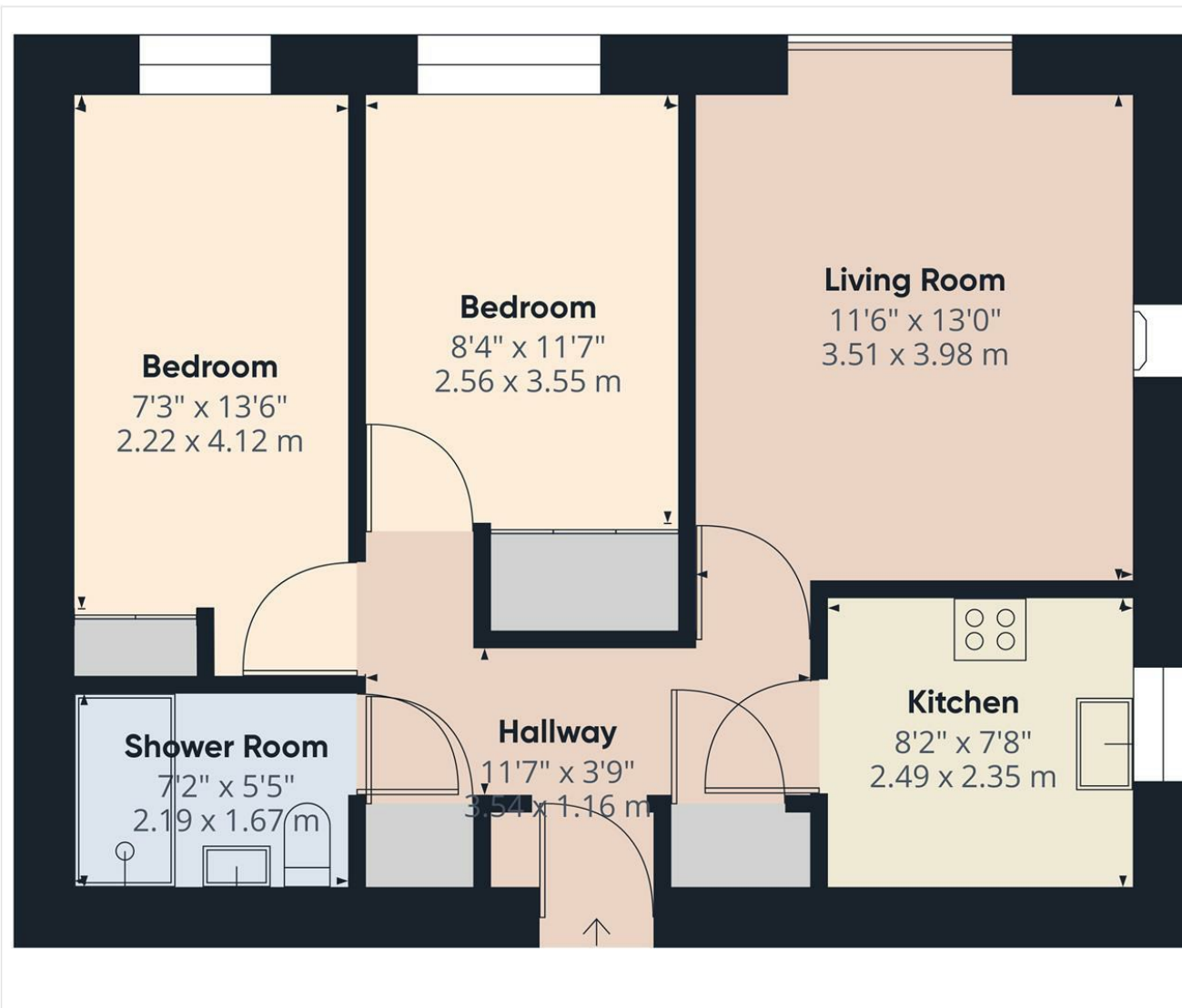
Chase Buchanan has a longstanding relationship with a firm of independent mortgage specialists with many years of experience who are members of The Industry Panel for Financial Advice (IPFA), which comprises some of the leading advisory firms in the UK mortgage market. They offer:

- * 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⁽¹⁾

571.24 ft²
53.07 m²

(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.

GIRAFFE360

Disclaimer: Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Chase Buchanan Agents nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice.

T: 01225 706 860

E: melksham@chasebuchanan.co.uk

W: chasebuchanan.co.uk

A: 13 High Street, Melksham, Wiltshire, SN12 6JY

Chase
Buchanan