



Wharf Court, Melksham  
£95,000



# 61 Wharf Court

## Spa Road, Melksham, SN12 7NS

### **Situation:**

Set within level walking distance of the heart of Melksham, where an excellent range of amenities for all including a library, shops and supermarkets. The new Melksham campus is now open and 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:**

A well presented top floor apartment at the popular retirement complex of Wharf Court. Providing two bedrooms, modern kitchen and shower room plus spacious living/dining room. With the further advantage of a variety of communal facilities are available including a large lounge, with kitchen and access to outside seating areas. There is also laundry rooms, a guest suite, 24 hour careline and on site scheme managers. Sold with no onward chain.

### **Accommodation:**

#### **Entrance Hall:**

With two storage cupboards and electric heater

#### **Living/Dining Room:**

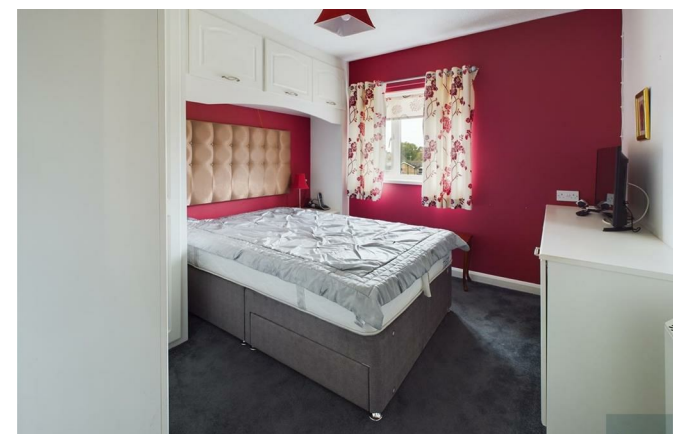
With double glazed window to side, electric heater and electric fireplace.

#### **Kitchen:**

A modern fitted kitchen with a range of wall and base units with work surfaces over, space for fridge/freezer, eye level oven, sink with drainer, two ring electric hob, part tiled walls and double glazed window to side.

#### **Bedroom One:**

With double glazed window to side, electric heater and fitted storage cupboards.



**Bedroom Two:**

With double glazed window to side, electric heater and fitted storage cupboards.

**Shower Room:**

A modern shower room with shower cubicle, wash hand basin, low level WC, heated towel rail, extractor fan and 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 year lease 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 11357 10/07/2024**

### Miscellaneous items

EPC: C  
Council Tax: C  
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](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

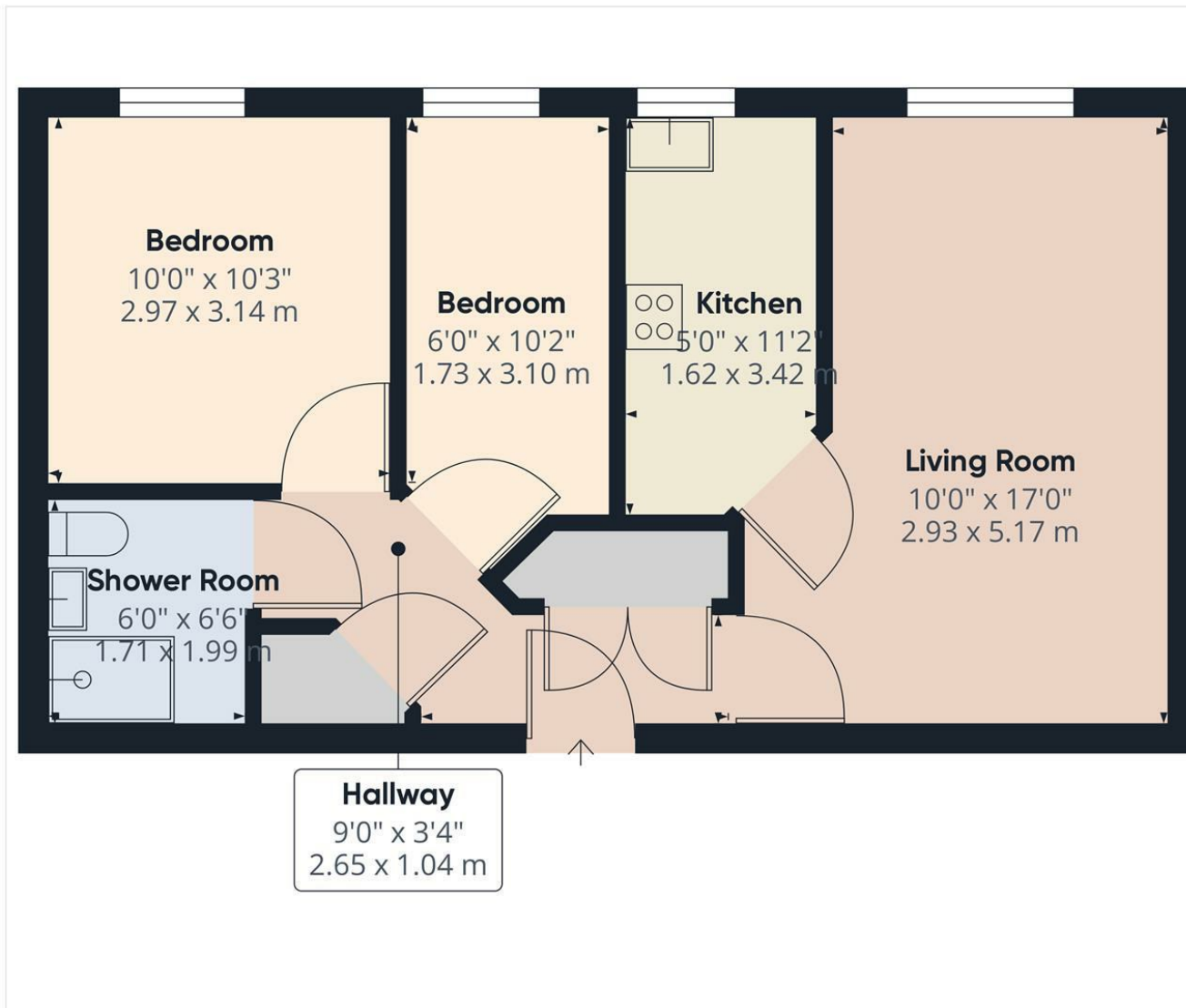
Chase Buchanan has a longstanding relationship with a firm of independent mortgage specialists with many years of experience who are members of The Industry Panel for Financial Advice (IPFA), which comprises some of the leading advisory firms in the UK mortgage market. They offer:

- \* 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>

511.29 ft<sup>2</sup>  
47.5 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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T: 01225 706 860

E: [melksham@chasebuchanan.co.uk](mailto:melksham@chasebuchanan.co.uk)

W: [chasebuchanan.co.uk](http://chasebuchanan.co.uk)

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

