



Market Place, Melksham  
£137,500



# 18 Crown House Market 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 \*\* Truly delightful ground floor retirement apartment with a French door from the lounge/diner opening into the gardens. The accommodation is in good order throughout and offers two bedrooms, fitted kitchen, lounge/diner and shower room. Crown House is set in the heart of the town centre, ideal for those looking for easy access to all facilities, designed with the over 60's in mind the property has the benefit of communal lounge, laundry room, resident carpark, scheme manager (part time), 24 hour careline and pretty well kept gardens. Viewing is highly recommended to fully appreciate all this super property has to offer. LEASE EXTENDED

## **COMMUNAL ENTRANCE HALLWAY:**

With communal front door, (secure entry), stairs and lifts to all floors, communal lounge, washing/drying facilities, schedule managers office.

## **ACCOMMODATION:**

Front door leads to:-

## **ENTRANCE HALLWAY:**

With recess, night storage heater, shelved storage cupboard, cupboard housing water heater, doors to:-

## **LOUNGE:**

With double glazed door with double glazed window to either side, looking out over Crown House gardens, night storage heater.



**KITCHEN:**

With range of fitted base and wall units with laminated work surfaces, stainless steel single drainer sink unit with mixer tap and cupboard under, free standing electric cooker (not tested), plumbing for automatic washing machine, space for fridge/freezer, part tiled walls, extractor fan.

**BEDROOM ONE:**

With double glazed window, wall mounted electric panel heater, storage recess with shelving and hanging space.

**BEDROOM TWO:**

With double glazed window, wall mounted electric panel heater.

**SHOWER ROOM:**

With double length shower tray with shower curtain, wash hand basin within vanity unit, low level w.c., mirror fronted bathroom cabinet, light and shaver point, part tiled walls, heated towel rail.

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

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

**TENURE:**

Leasehold - renewed 2019 for 99 years

**MANAGEMENT COMPANY:**

Lancaster Brooks Property Management LTD

**SERVICE CHARGE:**

Current service charge payment is £196.14 per month (approximately) £2353.63 per annum

**CODE: 20/07/24****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: Electricity, mains drainage and water  
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

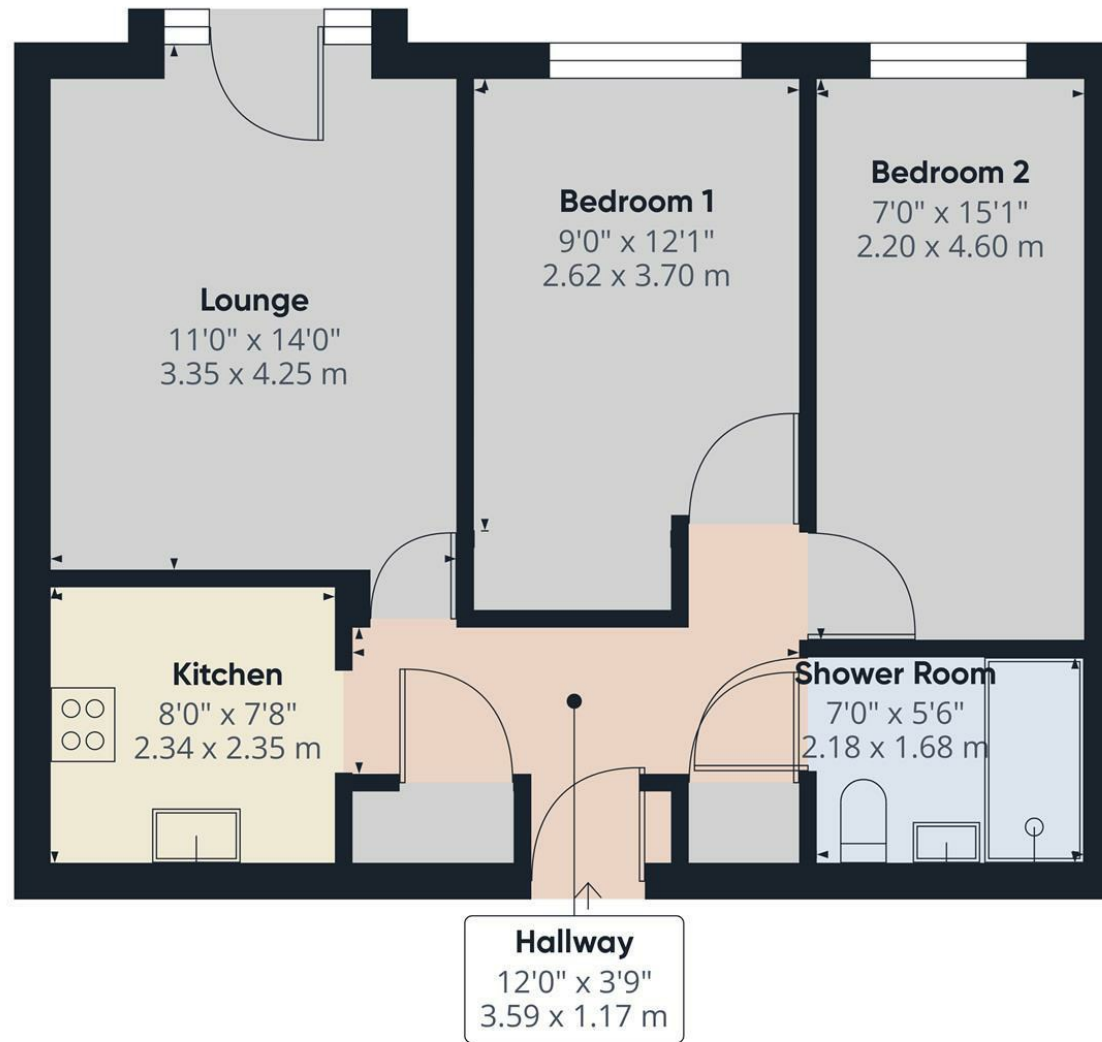
Chase Buchanan has a longstanding relationship with a firm of independent mortgage specialists with many years of experience who are members of The Industry Panel for Financial Advice (IPFA), which comprises some of the leading advisory firms in the UK mortgage market. They offer:

- \* 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>

560.91 ft<sup>2</sup>  
52.11 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.

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

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

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

Chase  
Buchanan