



Wharf Court, Melksham
£99,950



26 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:

**** No Chain **** A delightful ground floor retirement property, tucked away within this most popular of developments, located just a short distance from the market town of Melksham. The accommodation is in good order throughout with two bedrooms, sunny lounge, kitchen and shower 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. **VIEWING ESSENTIAL. RE-NEWED LEASE.**

COMMUNAL HALLWAY:

Communal entrance, doors to managers office, communal lounge, etc, door to:-

ENTRANCE HALL:

With dual storage cupboards, night storage heater, doors to:-

LOUNGE:

With two Upvc double glazed windows to front, night storage heater, freestanding electric fire, (not tested).



**KITCHEN:**

With Upvc double glazed window, attractive range of fitted base and wall units incorporating laminated work tops with rolled edge finish, one and half bowl drainer sink unit with mixer tap and cupboard under, built in hob with oven under, plumbing and space for washing machine, recess space for upright fridge/freezer, part tiled walls.

BEDROOM ONE:

With Upvc double glazed window, wall mounted electric radiator.

BEDROOM TWO:

With Upvc double glazed window, wall mounted electric radiator.

SHOWER ROOM:

Modern shower room offers white suite to include:- double shower cubicle, pedestal wash hand basin, low level w.c., heated towel rail and radiator, tiled walls, extractor fan.

OUTSIDE:

Beautiful well tended communal grounds and gardens surround Wharf Court. Communal parking.

SERVICES:

Main services of electricity & water are connected

TENURE:

125 year lease (2017)

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:

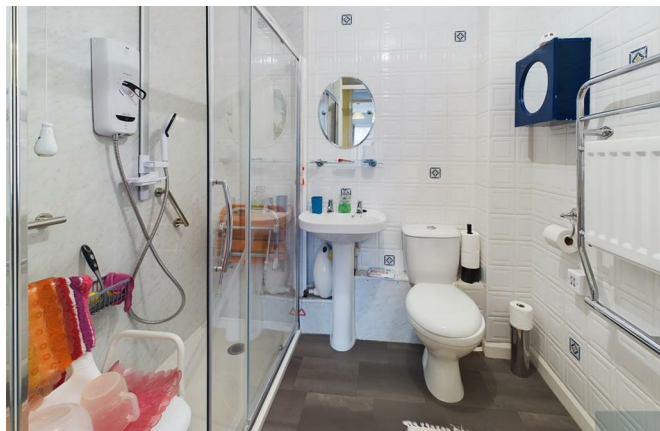
Purchasers must be 60 or over 55 and in receipt of a disability allowance.

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 - a further document charge of £80.00 plus vat (between seller and buyer)

CODE: 28/06/2024

TO ARRANGE A VIEWING:

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



Miscellaneous items

EPC: E
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

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.



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