



Crown House, Melksham
£105,000



26 Crown House

Market Place, 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:

Crown House is a popular retirement development in the centre of Melksham. The apartment is located on the first floor and has much to offer, designed with the over 60's in mind the property has the benefit of communal facilities, resident carpark, scheme manager (part time), secure entry system, 24 hour careline with life lines in all rooms and pretty well cared for gardens

Located with close access to the lift and having pretty garden views, we are pleased to bring to the market this large first floor two bedroom apartment in this ever popular retirement complex. The property provides entrance hall with storage cupboard, kitchen, lounge/diner, two bedrooms and shower room. VIEWING ESSENTIAL.

COMMUNAL ENTRANCE HALL/COMMUNAL AREAS:

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

ACCOMMODATION:

Front door leads to:-

ENTRANCE HALLWAY:

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

LOUNGE/DINER:

With window overlooking gardens, night storage heater.





KITCHEN:

With window, attractive range of fitted base and wall units with laminated work surfaces, built in hob with oven under and extractor hood over, stainless steel single drainer sink unit, plumbing for automatic washing machine, space for fridge/freezer, tiled splashbacks.

BEDROOM ONE:

With window overlooking gardens, built in fitted modern wardrobe with ample hanging and shelving space.

BEDROOM TWO:

With window overlooking gardens, built in cupboard.

SHOWER ROOM:

With window, white suite comprises:- enclosed double shower with low door for ease of access, low level w.c., pedestal wash hand basin, wall mounted electric heater, part tiled walls.

OUTSIDE:

GARDENS:

Communal grounds and gardens mainly sit on a central quartile with the main views overlooking the gardens from this apartment. Communal Parking.

TENURE:

Leasehold - 99 years from 1987

SEVICE CHARGE:

Current service charge payment is £246.60 per month (approximately)

Management company: Lancaster Brooks Property Management LTD

Ground rent: Peppercorn

CODE: 01/07/2024

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: Mains electric, water and drainage
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

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Independent Mortgage Advice

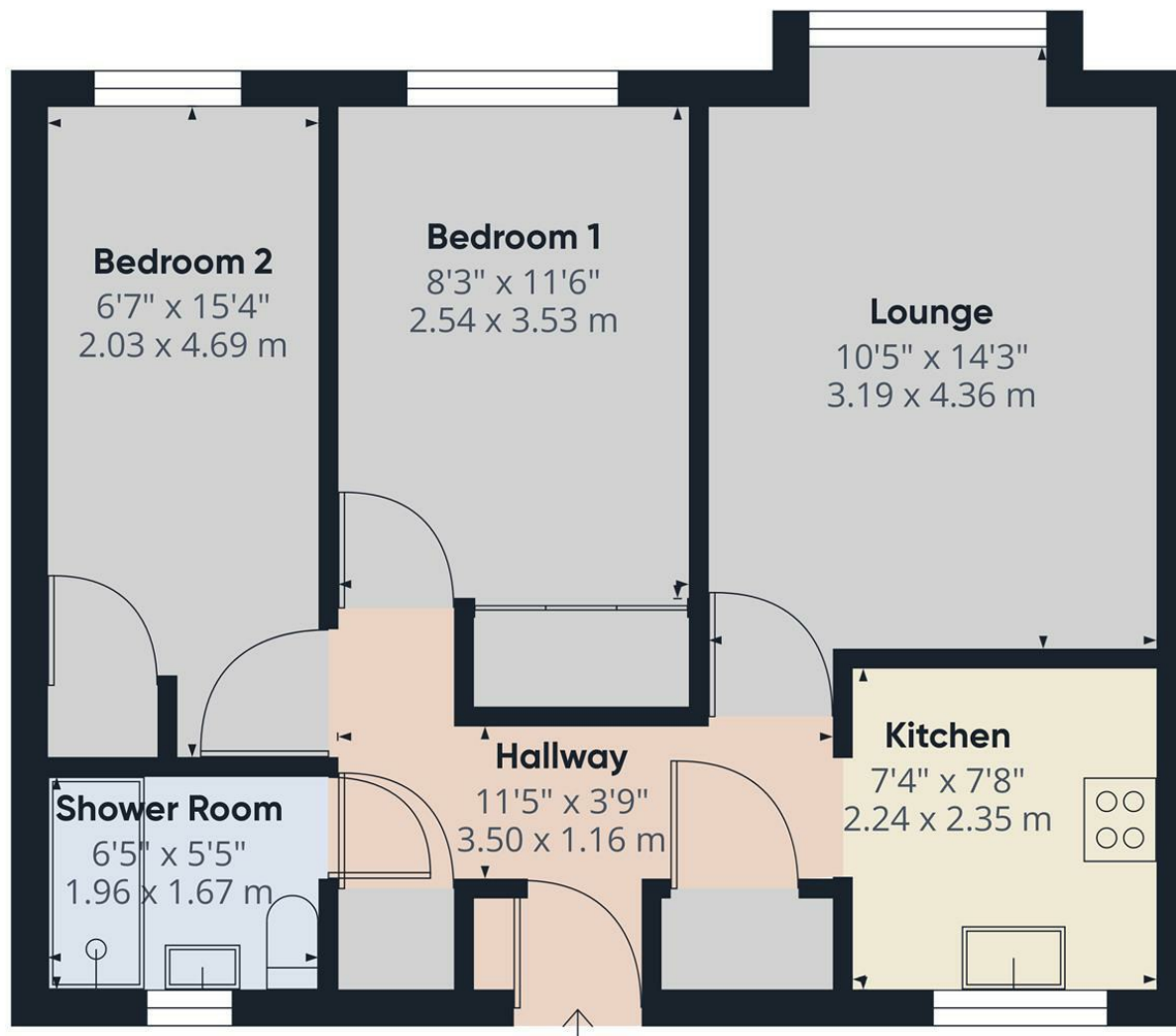
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- * Truly independent advice with access to approximately 130 mortgage lenders
- * Face-to-face or telephone meetings at your convenience
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- * Their dedicated team are by your side throughout the property-buying journey

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Approximate total area[®]

538.3 ft²
50.01 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.

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T: 01225 706 860

E: melksham@chasebuchanan.co.uk

W: chasebuchanan.co.uk

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

