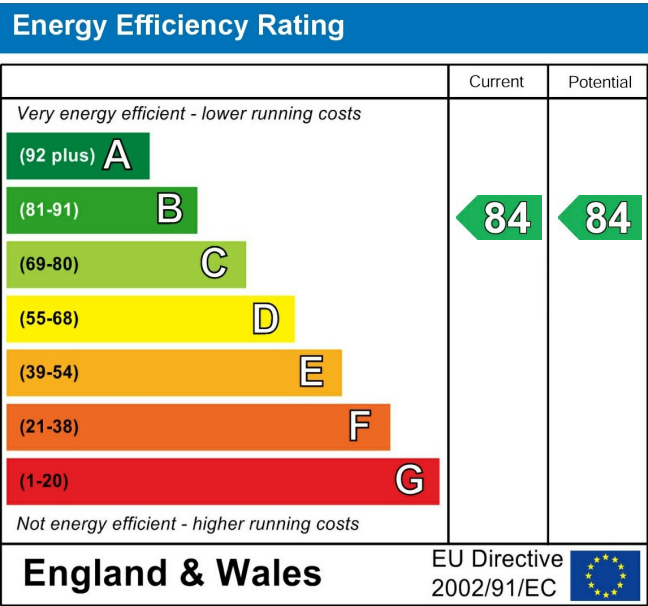
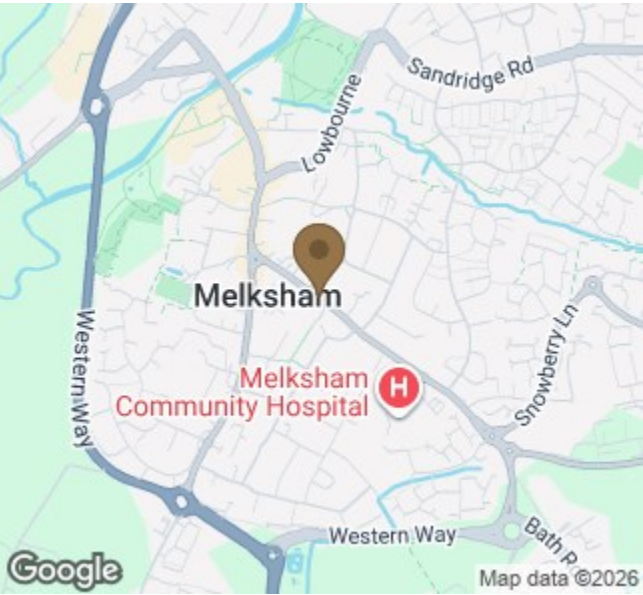
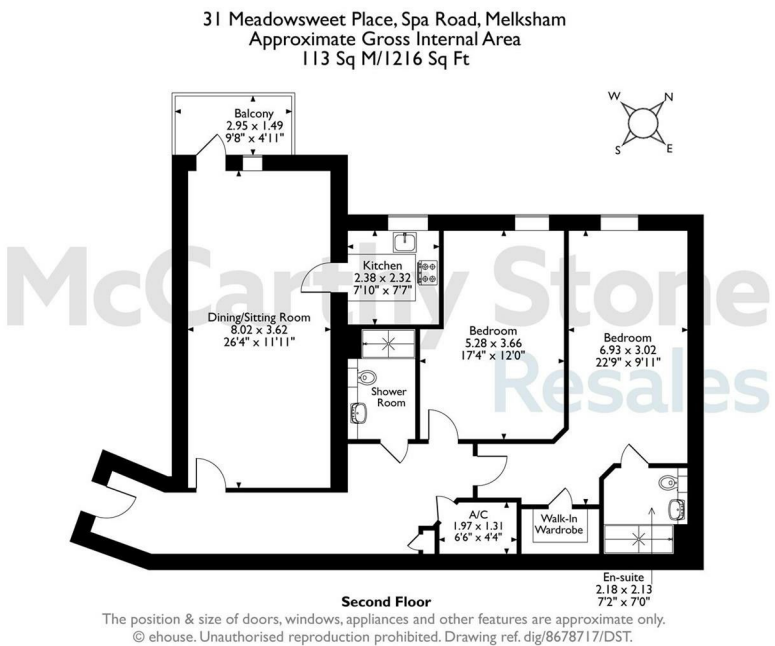




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Registered in England and Wales No. 10716544



31 Meadowsweet Place

Spa Road, Melksham, SN12 7GW



Council Tax Band: E

Looking for the perfect retirement property?
If you like the idea of living in a close-knit community, with support on hand should you need it, then 31 Meadowsweet Place could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £280,000
Leasehold

0345 556 4104

resales@mccarthyandstone.co.uk

mccarthyandstoneresales.co.uk

Why you'll love living here:

- Larger Style, Top Floor Apartment - Lift Access To All Floors
- Spacious Living Room With Access On To Walk Out Balcony With Awning
- Well Equipped Kitchen With Integrated Appliances
- Two Double Bedrooms - Principal Bedroom With En-Suite & Walk In Wardrobe
- Further Shower Room
- Homeowners Lounge Where Social Events Take Place
- Landscaped Communal Gardens
- Excellent House Manager Oversees The Running Of The Development
- Guest Suite Available For Visiting Friends & Family
- Close To Waitrose, Sainsburys And A Pharmacy

McCarthy & Stone
Resales.

31 Meadowsweet Place, Melksham

2 | 2 | Asking price £280,000

Meadowsweet Place

Meadowsweet Place is a 'Retirement Living' development tailored for individuals over 60 years old, established in mid-2018 by the acclaimed developers McCarthy & Stone. The development boasts excellent communal facilities, including a beautiful homeowners lounge that opens to the landscaped gardens, fostering a vibrant social scene with events such as weekly coffee mornings, film nights, quizzes, and seasonal gatherings. Participation in these activities is entirely optional, allowing homeowners to engage as much or as little as they prefer, with privacy being a respected choice. Additionally, all floors are accessible via a lift.

The Local Area

Situated conveniently, Meadowsweet Place is less than half a mile from both Waitrose and Sainsbury's supermarkets. The nearby shopping parade features a pharmacy, coffee shops, pubs, and eateries. The local public library and the nearest community hospital are both within half a mile. The town of Melksham comes to life every Tuesday with a market that offers household items and fresh local produce from nearby farms.

Melksham, a market town nestled along the beautiful River Avon, is encircled by the scenic countryside of rural Wiltshire. Located just 10 miles east of Bath, it was historically part of an extensive royal forest and is recognized for its rich history and numerous landmarks. During the Tudor period, Melksham was a favored hunting location for English royalty and has been associated with agricultural prosperity.

31 Meadowsweet Place

Situated on the top floor and conveniently positioned close to the lift, No.31 is one of the largest apartments available within Meadowsweet Place and is beautifully presented throughout. The apartment offers spacious and well-proportioned accommodation, complemented by a lovely west-facing, walk-out balcony enjoying views across the front of the development.

The generous-sized lounge provides an inviting space for both relaxing and entertaining, with direct access onto the balcony, while the modern, well-appointed kitchen is fitted with a range of integrated appliances.

Both bedrooms are comfortable doubles, with the principal bedroom benefiting from a walk-in wardrobe and a stylish en-suite shower room. The second bedroom is equally versatile and could alternatively be used as a study, hobbies room or additional reception space, depending on individual requirements.

A further modern shower room is conveniently located off the hallway, together with a useful walk-in airing cupboard/store, providing valuable additional storage.

With its generous proportions, excellent presentation, desirable top-floor position and west-facing balcony, No.31 offers a particularly appealing retirement apartment within Meadowsweet Place.

Parking

Car parking is available with a yearly permit at a charge of around £250 per annum (subject to availability).

Additional Information and Services

- Fibre to the Cabinet Broadband
- Mains water and electricity
- Electric room heating
- Mains drainage

Social Lifestyle

The Communal Lounge is at the heart of the community at Meadowsweet Place and is where the majority of social gatherings take place. Regular activities can include; coffee mornings and afternoons, games nights, Chair Yoga, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Landscaped Gardens

Meadowsweet Place boasts extensive landscaped gardens which wraps around the development. Paved pathways allow you to explore the grounds easily, whilst the ample seating provides the perfect place for you to sit and enjoy the gardens blossom and bloom throughout the seasons. All the communal grounds are fully maintained, however if you do enjoy gardening, there is always opportunities to get involved as much as you like. Many of our 'green-fingered' communities have raised beds where homeowners can grow their own produce and still keep a hand in their favourite pastime.

Service Charge (breakdown)

What your service charge pays for:

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts

- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Service Charge: £4,723.26 per annum (up to financial year end 30/06/2027).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs. (Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

Lease Information

Lease Length: 999 years from June 2017
Ground Rent: £495 per annum.
Ground rent review: Jun-32

Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

