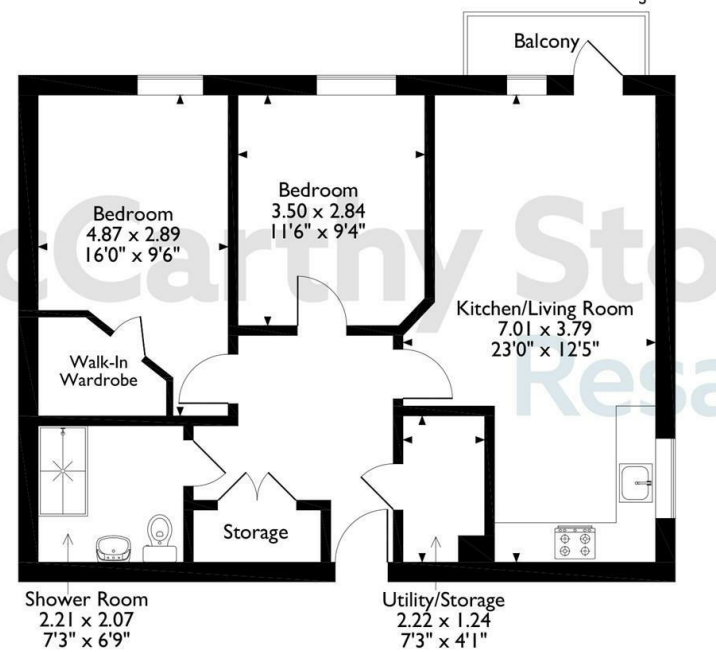


29 Crescent Place, 35, Portway, Warminster  
Approximate Gross Internal Area  
67 Sq M/721 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
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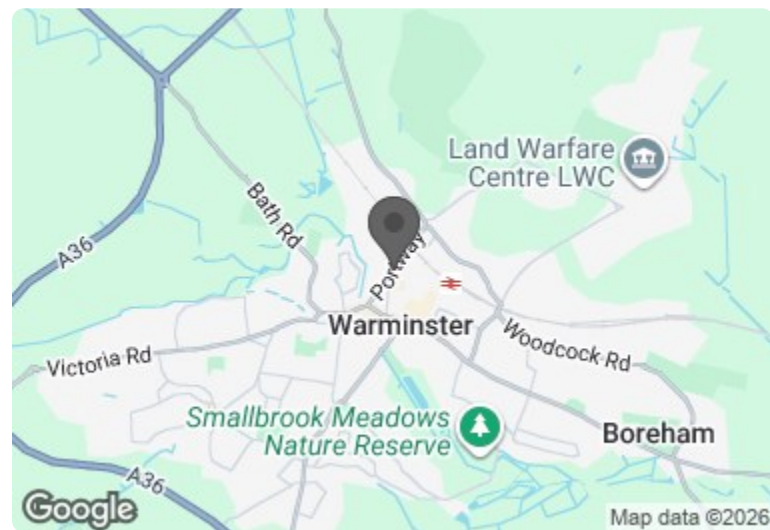
**29 Crescent Place**

35 Portway, Warminster, BA12 8JU

**PRICE REDUCED**



**Council Tax Band: C**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**PRICE REDUCTION**

**Asking price £345,000 Leasehold**

Located on the top floor, this beautifully presented, two double bedroom retirement apartment offers a bright and welcoming living room opening to a walk out balcony overlooking the landscaped communal gardens.

\*Energy Efficient\* \*Pet Friendly\*

**Call us on 0345 556 4104 to find out more.**

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you



# Crescent Place, Portway, Warminster

## 2 Bed | £345,000

PRICE  
REDUCED

### Crescent Place

This stunning retirement development in Warminster is designed with the over 60s in mind. Set in a conservation area and neighbored by two listed buildings, Crescent Place offers its homeowners a perfect blend of privacy and community.

You'll have your own beautiful and spacious apartment, but you'll also have access to an on-site communal lounge where you can spend time with your neighbours and make use of the beautiful landscaped gardens where you can take a stroll and enjoy the scenery. The gardening and exterior maintenance of your property is taken care of, this means you can spend more time doing the things you love. Whether you'd rather enjoy the privacy of your own apartment, make friends in the communal lounge or explore Warminster is entirely your choice.

In addition to this, you'll also have all the help and support you could possibly need close by. The development has a 24/7 emergency call system and a House Manager who is available to help during office hours. A number of security features will help you feel safe and secure, including a door-camera entry system.

### The Local Area

The beautiful market town of Warminster is situated on the edge of the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty. It's a picturesque location that's surrounded by chalk downland and stunning natural beauty. Due to its semi-rural location, it's a popular retirement spot with walkers and ramblers who want to explore the beautiful countryside. It is also incredibly popular with history lovers as it contains many historic attractions. This includes Dents glove factory, which has made gloves for several royals, including a pair worn by Queen Elizabeth II for her coronation.

The town's pride and joy remains its tranquil lake. It's located in a park that also has a children's paddling pool, a skate park, tennis courts and a putting green. The park also leads to Smallbrook Meadows Nature Reserve, which is run by Wiltshire Wildlife Trust.

### No.29

No 29 is a very well presented two bedroom retirement apartment located on the top floor with just a short walk to the lift that serves all floors. Having been completed in 2023, this apartment is in very good order and has been lovingly cared for. A bright and spacious open plan living room/kitchen opens on to a walk out balcony with a lovely outlook over the landscaped communal gardens, the modern kitchen incorporates a host of integrated appliances. There are two double bedrooms (master with walk in wardrobe), along with a bathroom with walk in shower.

### Entrance Hall

Solid oak-veneered entrance door with spy-hole. A security intercom system provides a verbal link to the main development door. Door leading to utility/store with a washer/dryer. A further store is also accessed from the hall.

### Living Room/Kitchen

Living Area - A very light and airy living room with double glazed window and door opening to the walk out balcony.

Kitchen - Double glazed window. Luxury soft white matt-fronted fitted units with under unit lighting, contrasting worktops with matching upstands and incorporating an inset sink/drain unit. Comprehensive range of integrated appliances comprise; a four-ringed hob with a contemporary glass splash panel and stainless steel extractor hood over, waist-level oven, integrated dishwasher and concealed fridge and freezer.

### Balcony

Overlooking the gardens, this is a lovely place to sit out and relax.

### Master Bedroom

With a large double glazed window and walk in wardrobe with hanging and shelving space.

### Bedroom Two

A versatile room, that could alternatively be used as a separate dining room or study.

### Shower Room

A modern facility with white sanitary ware comprising; walk-in shower with glazed screen, back-to-the wall WC with concealed cistern, vanity wash-basin with cupboard unit below and work surface over with mirror above. Ladder radiator and extensively tiled walls and floor.

### Additional Information & Services

- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

### Service Charge

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: £5,186.13per annum (up to financial year end 31/08/2026).

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

### Lease Information

999 Years from the 1st July 2023

No Ground Rent payable.

### 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.

