

# DAVIS & LATCHAM ESTATE AGENTS

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- Purpose built Top Floor Flat**
- Close to Town Centre**
- Well Equipped Kitchen**
- Gas-fired Central Heating**
- Allocated Parking Space**
- Spacious & extremely well presented**
- Sitting/Dining Room**
- 2 Double Bedrooms & Bathroom**
- Sealed Unit Double Glazing**
- Communal Residents' Garden**



**8 Knights Court, Imber Road, Warminster, Wiltshire, BA12 0FE**

**£180,000**



This spacious and extremely well presented Top Floor Flat is located in a small purpose built development conveniently close to the Station, Shops and all Town Centre facilities. Communal Entrance, Individual Hall, 2 Double Bedrooms & Bathroom, Pleasant Sitting/Dining Room & Well Equipped Kitchen, Gas-fired Central Heating to radiators & Sealed Unit Double Glazing, Allocated Parking Space & Communal Residents' Garden.

## Accommodation

**THE PROPERTY** is a delightful light and airy apartment located on the top floor of Knights Court, a small recently built development of 12 apartments, first occupied in 2017, which has attractive rendered elevations under a tiled roof. The spacious living accommodation benefits from Gas-fired central heating to radiators together with Upvc sealed-unit double glazing and has the added bonus of 2 good-sized double Bedrooms and a large Sitting/Dining Room. This well presented home is ready to move into and would be a great choice for a professional couple or as a buy to let investment hence the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

**LOCATION** located just a leisurely stroll from the bustling town centre with 3 supermarkets - including nearby Waitrose and Lidl stores, which are practically on the doorstep, together with a wide range of other amenities including a host of independent shops. Other facilities include a theatre & library, hospital & clinics and the town is well served by local buses. Rail users enjoy regular services to Salisbury and then direct to London Waterloo, and to Bath with a direct line onto South Wales. The other main centres in the area include Frome, Trowbridge, Westbury, Bath and Salisbury which are all within a comfortable driving distance whilst the A36, A350 and A303 trunk routes provide swift access throughout the West Country and further afield to London via the A303/M3. Bristol, Bournemouth and Southampton Airports are each just over an hour by car.

## ACCOMMODATION

**Communal Entrance Hall** having secure entryphone access system linked to each flat and staircase to the First and Second floors.

**Individual Hall** having private front door, entry telecom, Velux roof window ensuring natural light, cloaks hanging space, electric consumer unit, heating thermostat and radiator.

**Pleasant Sitting/Dining Room** 21' 3" x 12' 11" (6.47m x 3.93m) having 2 Velux roof windows ensuring natural light, ample space for a dining table and chairs, 2 radiators, T.V aerial point and telephone point.

**Fitted Kitchen** 10' 2" x 9' 4" (3.10m x 2.84m) having Velux roof window ensuring natural light and ventilation, postformed worksurfaces and inset stainless steel sink, range of contemporary high gloss White units providing ample drawer & cupboard space, complementary tiling and matching overhead cupboards, built-in Electric Oven, ceramic Electric Hob with splashback and Filter Hood above, cupboard concealing Gas-fired Ideal combi-boiler supplying central heating to radiators and domestic hot water, plumbing for washing machine, space for Fridge/Freezer, radiator, recessed spotlighting and vinyl flooring.

**Bedroom One** 14' 0" x 13' 7" (4.26m x 4.14m) having radiator.

**Bedroom Two** 13' 8" x 11' 8" (4.16m x 3.55m) having radiator.

**Bathroom** having White suite comprising panelled bath with thermostatic shower above and glazed splash screen, pedestal hand basin, low level W.C, complementary wall and floor tiling, heated towel radiator, shaver/light fitting and extractor fan.

**Allocated Parking** Number 8 has an allocated parking space at the front of the building.

The approach to the building is accessed via the front car park. To the rear is a communal area of lawn for the enjoyment of the residents.

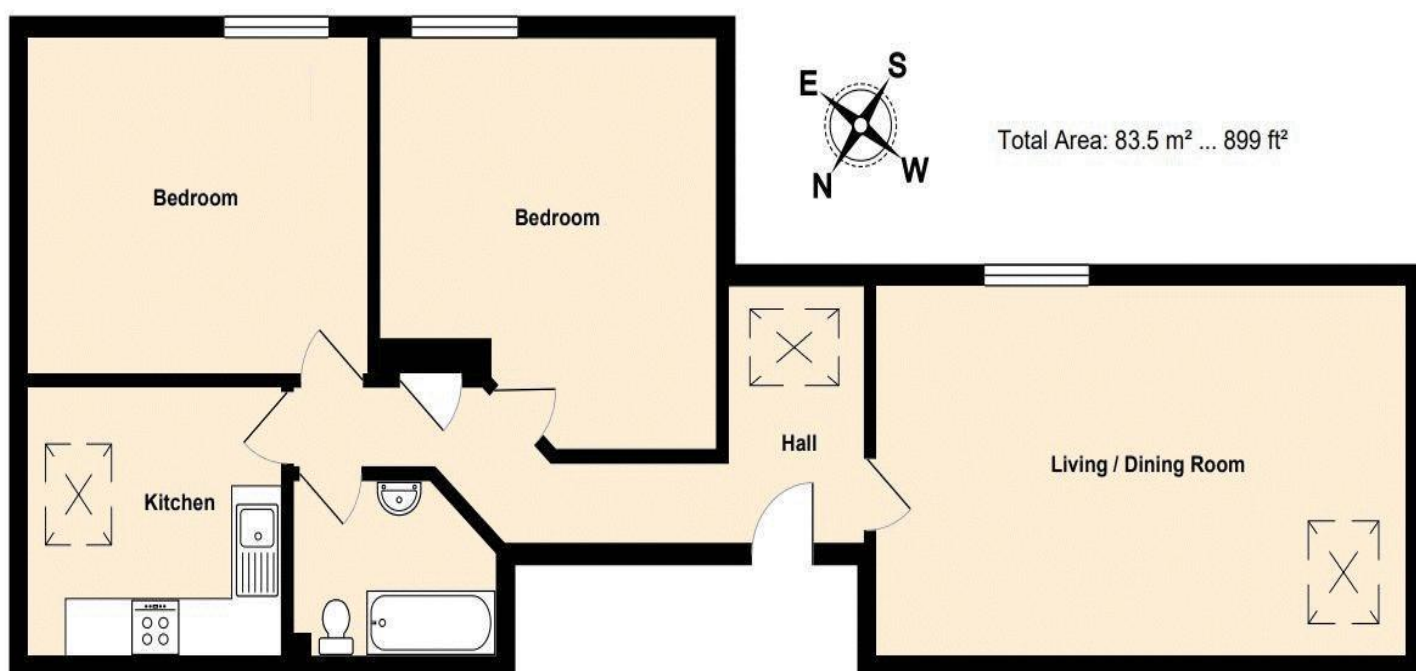
**Services** We understand Mains Water, Drainage, Gas & Electricity are connected to the property.

**Tenure** Leasehold with vacant possession. The property is held on a 999 year lease which commenced in 2017 and is subject to an annually reviewable service charge. The current amount payable is £273.63 due every quarter which covers the maintenance of the communal areas and Buildings Insurance.

**Ground Rent** £150.00 per annum.

**Rating Band** "B"

**EPC URL** <https://find-energy-certificate.service.gov.uk/energy-certificate/9048-7985-7370-4876-8974>



**FLOORPLAN FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE**

**VIEWING** By prior appointment through  
DAVIS & LATCHAM,  
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**PLEASE NOTE**

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**MONEY LAUNDERING REGULATIONS 2003** intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

## Energy performance certificate (EPC)

Flat 8 36, Imber Road WARMINSTER BA12 0FE	Energy rating <h1>B</h1>	Valid until: <b>13 October 2026</b> <hr/> Certificate number: <b>9048-7985-7370-4876-8974</b>
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Property type	Mid-floor flat
Total floor area	54 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy rating and score

This property's energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60