

DAVIS & LATCHAM ESTATE AGENTS

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- A Light & Airy First Floor Apartment**
- Close to all amenities**
- Individual Entrance Hall**
- Spacious Sitting Room, Kitchen**
- Electric Economy 7 Night Store Heating**
- Town Centre Retirement Development**
- Communal Entrance Hall with Lift**
- One Bedroom with Dressing Room, Shower Room**
- Sealed-unit Double Glazed Windows**
- Residents Lounge & Laundry Room**



**65 Homeminster House, Station Road, Warminster,
 Wiltshire, BA12 9BP**

£89,950



Communal Entrance Hall with Lift to all floors, Individual Entrance Hall, Bedroom with Dressing Room, Shower Room, Spacious Sitting Room, Kitchen, Sealed-unit Double Glazing & Economy 7 Night Store Heating, House Manager, Residents' Lounge & Laundry Room. A Spacious Light & Airy First Floor Apartment in this Popular Town Centre Development

Accommodation

THE PROPERTY is a comfortable retirement apartment conveniently located overlooking Station Road on the Eastern flank of the First Floor of Homeminster House. Planned with the over 60's in mind this purpose-built development has well-lit communal hallways and all floors are served by a lift and stairways whilst all properties benefit from Double Glazing and Economy 7 Night Store Heating and all power points are at a comfortable waist height. State-of-the-art safety & security systems are linked to experienced House Managers responsible for overseeing the smooth day-to-day running of the building whilst an out-of-hours Careline service provides peace of mind when the House Managers are off duty. A guest apartment is also available by arrangement for visiting friends and relatives. Immediately available with no associated sale chain, this is a rare opportunity to acquire a larger than usual apartment with the added bonus of a spacious Sitting Room together with a Dressing Area off the Bedroom and a well-appointed Shower Room, this is one of the few with a window in the Kitchen, hence the Agents strongly advise an early accompanied internal inspection in order to avoid disappointment.

LOCATION Homeminster House is conveniently located just off Station Road close to the bustling town centre with its excellent shopping facilities practically on the doorstep - 3 supermarkets including nearby Lidl and Waitrose stores together with a wide range of other amenities including a variety of independent traders whilst other amenities include a theatre & library, hospital & clinics, and railway station with regular service to Salisbury, and then direct to London Waterloo, and to Bath with a direct line on to South Wales. Other main centres in the area include Frome, Trowbridge, Westbury, Bath and Salisbury all within comfortable driving distance, the A36, A350 and A303 trunk routes provide swift road access throughout the West Country and further afield to London via the A303/M3 whilst Southampton, Bournemouth and Bristol airports are each just over an hour by road.

ACCOMMODATION

- Sheltered Porch Area** with secure entryphone access system linked to the apartment and Spacious Communal Ground Floor Entrance Lobby giving access to the Lift to all floors, whilst the Manager's Office, Residents' Lounge Area and Laundry are all conveniently closeby.
- First Floor Hall** with individual front door into the apartment.
- Private Inner Hall** with entryphone/intercom, smoke alarm, shelved built-in store cupboard housing electric meter and fusegear together with cold water tank and hot water cylinder with twin immersion heaters fitted.
- Bedroom** 13' 4" x 9' 1" (4.06m x 2.77m) with night store heater, built-in wardrobe cupboard with mirror-fronted bi-fold doors, hanging rail and shelf, wall light points and archway opening into
- Dressing Area** 9' 6" x 7' 1" (2.89m x 2.16m) with wall light points and glazed door to deep built-in cupboard with light.
- Shower Room** having contemporary White suite including oversized shower enclosure with Mira controls, folding seat, grab handles and glazed splash door, vanity hand basin with useful cupboard under, low level W.C., complementary Aquaboard wall panelling, chrome Electric towel rail, electric shaver point, extractor fan, non-flicker strip light, large wall mirror and vinyl flooring.

Spacious Bay-windowed Sitting Room 23' 1" into bay x 10' 5" (7.03m x 3.17m) a light and airy room overlooking Station Road with T.V. aerial point, telephone point, wall light points, night store heater and ample space for dining table and chairs.

From the Sitting Room an archway leads into:

Fully-tiled Kitchen 7' 5" x 7' 0" (2.26m x 2.13m) with postformed worksurfaces, inset 1½ bowl colour keyed sink, ample Drawer and cupboard space, walls fully tiled in complementary ceramics, matching overhead cupboards, built-in Electric Oven, Hob with Filter Hood, space for fridge and vinyl flooring. The Kitchen has the rare added benefit of a window.

OUTSIDE

Residents' Parking Available on a first come/first served basis - Residents' Parking Permits must be displayed. Charging Bay for Electric Mobility Scooters

The approach to the building is attractively laid to landscaped borders stocked with ornamental shrubs and ground cover plants, flanking Visitors' Parking Spaces whilst Number 65 is on the First Floor, accessed via a communal entrance in the more recently developed part of the building and overlooks attractive Gardens on the Station Road elevation of the building. There are further well-stocked Gardens for resident's enjoyment adjacent to the Western and Northern flanks of the building.

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

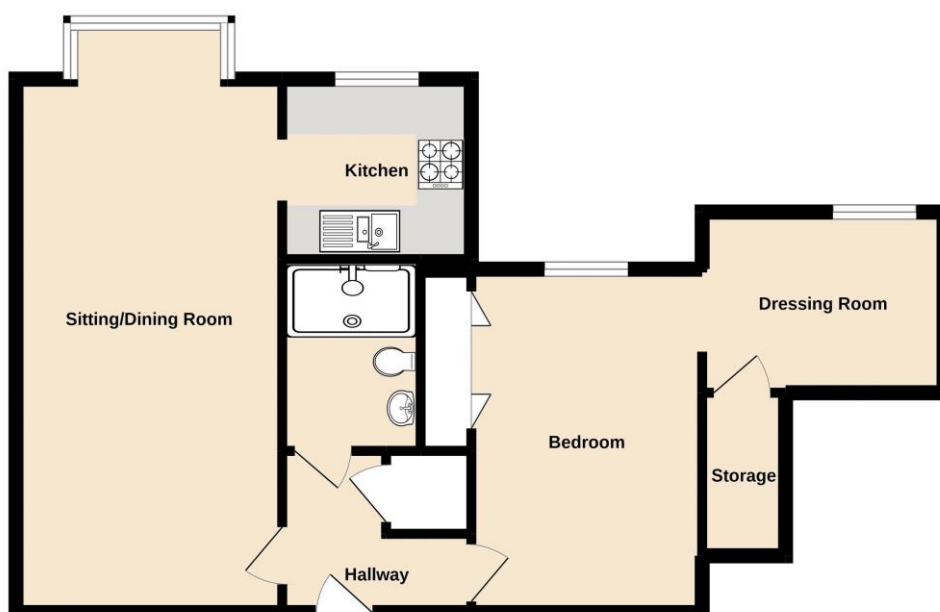
Tenure Leasehold with vacant possession.

Lease The property is held on a 125 year lease which commenced on 1st June 1989 and is subject to an annually reviewable all-in maintenance charge, the amount payable for the six-month period 1 September 2023 - 29 February 2024 is £1,707.43. This covers the upkeep of communal areas, provision of the House Manager, metered Water and includes Building Insurance.

Ground Rent Currently £232.82 for the current half-year period 1 September 2023 - 29 February 2024.

Rating Band "A"

EPC URL <https://find-energy-certificate.service.gov.uk/energy-certificate/9769-3014-1207-0092-5204>



FLOORPLAN FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE

VIEWING

By prior appointment through
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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 65 Homeminster House Station Road WARMINSTER BA12 9BP	Energy rating C	Valid until: 17 March 2032 Certificate number: 9769-3014-1207-0092-5204
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Property type

Mid-floor flat

Total floor area

58 square metres

Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

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

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