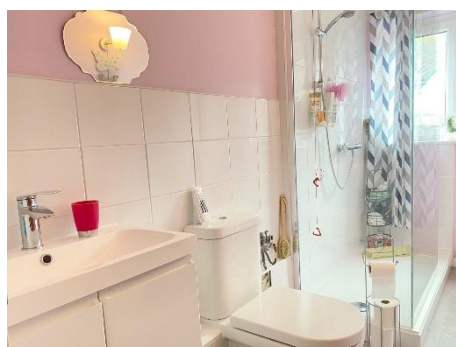


# DAVIS & LATCHAM ESTATE AGENTS

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- First Floor Retirement Flat** • **Recently decorated**  
**Conveniently located just off the Town Centre** • **Communal Entrance with Lift to all floors**  
**Inner Hall** • **Sitting Room leading into Kitchenette**  
**Double Bedroom, Refitted Shower Room** • **Electric Heating & Sealed Unit Double Glazing**  
**On-Site House Manager, Resident's Lounge** • **Laundry Room, 24-Hour Careline**



**14 Regal Court, Weymouth Street, Warminster, Wiltshire,  
 BA12 9NH  
 £65,000**



This comfortable recently decorated First Floor Retirement Flat is very conveniently located just off the Town Centre and close to the lovely Warminster Park and Pleasure Gardens. Communal Resident's Entrance Hall with lift to all floors, Inner Hall, Double Bedroom, Refitted Shower Room, Pleasant Sitting Room leading into Kitchenette, Electric Heating & Sealed Unit Double Glazing, On-Site House Manager, Resident's Lounge & Laundry Room, 24-Hour Careline.

## Accommodation

**THE PROPERTY** is located on the First Floor rear of Regal Court, an attractive and friendly development of purpose-built retirement apartments for the over 55's with spacious, well-lit hallways whilst all floors are served by a lift and stairways. Number 14 is a freshly decorated and recently carpeted apartment with the added bonus of a re-fitted Shower Room and benefits from Electric Economy 7 Heating and sealed unit Double Glazing. State of the art safety and security systems are linked to an experienced House Manager responsible for overseeing the smooth day-to-day running of the building - an out-of-hours Careline service provides peace of mind when the House Manager is off duty. Communal facilities on the Ground Floor include a fully equipped Laundry Room and a spacious Residents' Lounge whilst a guest apartment is also available by arrangement for visiting friends and relatives. This is a wonderful opportunity to acquire a comfortable easily run town centre retirement apartment, hence the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

## LOCATION

Regal Court is very conveniently situated in Weymouth Street immediately opposite the beautifully maintained Warminster Park & Leisure Gardens and practically on the doorstep is a Morrisons supermarket whilst the bustling town centre is conveniently within minutes on foot with its excellent shopping facilities including a Waitrose store and a host of independent traders. Other amenities include a theatre and library, hospital and clinics and a railway station with regular services to Salisbury, and then direct to London Waterloo, and to Bath with a direct line on to South Wales. Other centres in the area including Frome, Westbury, Trowbridge, Bath and Salisbury are within comfortable driving distance whilst the A36, A350 and A303 trunk routes provide swift road access throughout the West Country and further afield to London via the A303/M3. Bournemouth, Bristol and Southampton airports are each just over an hour by road.

## ACCOMMODATION

Sheltered Porch Area with secure entry access system linked to all apartments leads into:

Communal Entrance Hall serving all apartments and giving access to the Lift to all floors, Manager's Office, Residents Lounge Area and Laundry.

Spacious Second Floor Hall with individual front door opening into the apartment.

**Inner Hall** having entryphone/intercom, wall light point, telephone point, shelved linen cupboard housing electrical fusegear and recently upgraded pressurised hot water cylinder with twin immersion heaters fitted.

**Bedroom** 11' 10" plus door recess x 9' 8" (3.60m x 2.94m) with point for night store heater, wardrobe cupboard with bi-fold doors, wall light point and alarm call system.

**Recently Re-fitted Shower Room** having the rare benefit of a window ensuring natural light and ventilation, and a contemporary White suite including shower enclosure with glazed splash screen, vanity hand basin with cupboard under and low level W.C., wall light point, complementary wall tiling and electric panel heater.

**Pleasant Sunny Sitting Room** 13' 11" x 11' 6" (4.24m x 3.50m) having deep picture window benefitting a pleasant Westerly aspect, night store heater, T.V. aerial point, wall light points and archway leading into Kitchenette.

**Kitchenette** 6' 9" x 6' 0" (2.06m x 1.83m) having postformed worksurfaces, inset stainless steel sink, range of units providing drawer & cupboard space, complementary wall tiling, matching overhead cupboards, Electric cooker, compact Fridge/Freezer and extractor fan.

## OUTSIDE

**Residents Car Parking** A limited number of residents parking spaces are available on a first come first served basis. There is an adjacent Charging Bay for Electric Mobility Scooters.

**The front of the building** is attractively laid to paving with ornamental trees and planters, set behind shallow brick walling topped with decorative railings, whilst to the rear of the building are further borders well-stocked with groundcover plants and shrubs, a screened Residents Drying Area & Parking for visitors.

**Services** We understand Mains Water, Drainage and Electricity is connected to the property.

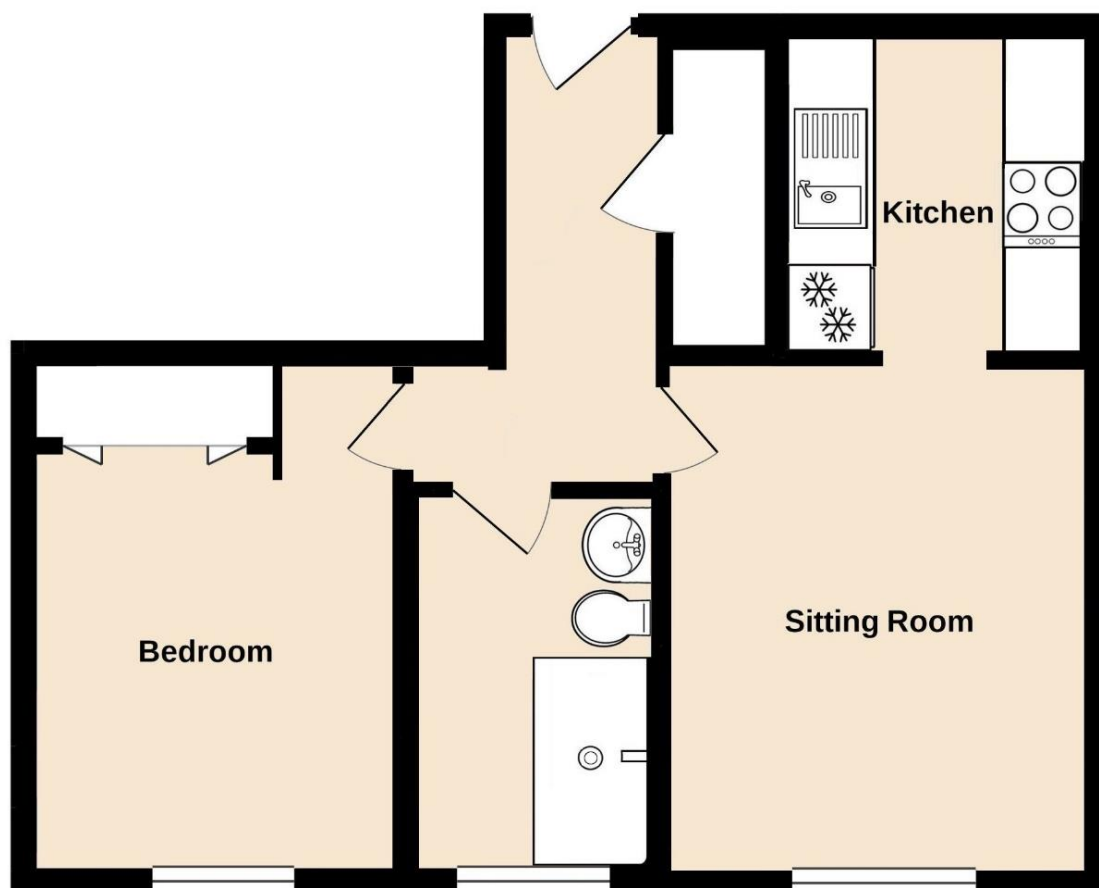
**Tenure** Leasehold with vacant possession.

**Lease** The flat is held on a 99 year lease we understand commenced in 1986 and is subject to an annually reviewable service charge, payable in six-monthly instalments of £1868.53 for the period 1 March 2024 – 31 August 2024 (charges for the next six-month period are awaited), covering the upkeep of communal areas, provision of the House Manager, Metered Water and Buildings Insurance.

**Ground Rent** £216.67 for the current half-year period 1 March 2024 - 31 August 2024.

**Rating Band** "A"

**EPC URL** <https://find-energy-certificate.service.gov.uk/energy-certificate/2210-1337-3040-3104-8095>



FLOORPLAN FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE

## VIEWING

By prior appointment through  
DAVIS & LATCHAM,  
43 Market Place  
Warminster  
Wiltshire  
BA12 9AZ  
Tel: Warminster 01985 846985  
Website - [www.davislatcham.co.uk](http://www.davislatcham.co.uk)  
Email - [homes@davislatcham.co.uk](mailto:homes@davislatcham.co.uk)

## PLEASE NOTE

Davis & Latcham for themselves and for the Vendors or Lessors of this property whose agents they are give notice that these particulars whilst believed to be accurate are set out as a general outline for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as a statement of representation of fact but should satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Davis & Latcham has any authority to make or give any representation or warranty whatsoever in relation to this property, nor have we checked the working condition of services or appliances included within the property. If any points are particularly relevant to your interest in the property please ask for further information. Please contact us directly to obtain any information which may be available under the terms of the Energy Performance of Buildings (Certificate and Inspections) (England and Wales) Regulations 2007. The intellectual rights to these details are the property of Davis & Latcham and may not be copied or reproduced without prior permission.

**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 14 Regal Court WARMINSTER BA12 9NH	Energy rating	Valid until:	17 March 2034
	<b>B</b>	Certificate number:	2210-1337-3040-3104-8095

Property type	Mid-floor flat
Total floor area	42 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.](#)

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		