

DAVIS & LATCHAM ESTATE AGENTS

43 Market Place Warminster Wilts BA12 9AZ Tel: 01985 846985 Fax: 01985 847985
 Principal: Melvin Davis FNAEA www.davislatcham.co.uk e-mail:
 homes@davislatcham.co.uk



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| <p>Ground Floor Retirement Apartment
 Close to all amenities
 Sitting Room & Kitchenette with window
 Sealed unit Double Glazing
 Residents' Area & Part-time House Manager</p> | <ul style="list-style-type: none"> • Convenient Town Centre location • Communal Resident's Entrance Hall • 2 Bedrooms & Bathroom • Economy 7 Electric Heating • 24-Hour Careline Facilities |
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**4 Chatham Court, Station Road, Warminster, Wiltshire,
 BA12 9LS
 £100,000**



A rare opportunity to acquire a 2 Bedroom Ground Floor Retirement Apartment in a most convenient Town Centre location close to all amenities. Communal Resident's Entrance Hall, Entrance Lobby, Inner Hall, 2 Bedrooms & Bathroom, Pleasant Sitting Room & Kitchenette with window, Sealed unit Double Glazing & Economy 7 Electric Heating, Residents' Area & Part-time House Manager, 24-Hour Careline Facilities.

Accommodation

THE PROPERTY is very conveniently located on the Ground Floor of Chatham Court, a well-run purpose-built development of retirement apartments specifically designed with the independent over-55's in mind with spacious, well-lit communal hallways whilst all floors are served by a lift and stairways. The well-presented living accommodation benefits from sealed unit double glazing and Economy 7 Electric Heating, all power points are at a comfortable waist height, whilst state-of-the-art safety and security systems are linked to an experienced on-site House Manager who is 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 and a guest apartment is available by prior arrangement for visiting friends and relatives. Available with no associated sale chain this is a rare opportunity to live on the Ground Floor of Chatham Court, hence the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

LOCATION

undoubtedly a key attraction of Chatham Court is its town centre location, moments on foot from the bustling Market Place with its excellent shopping facilities - 3 supermarkets including a nearby Waitrose store and a host of small 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. Bristol, Bournemouth and Southampton airports are each just over an hour by road.

ACCOMMODATION

Sheltered Porch Area with secure entryphone access system linked to the apartment.

Communal Resident's Entrance Area providing space to meet and socialise, with access to the on-site House Manager's Office and also giving access to the Lift to all floors.

Ground Floor Hall having personal front door leading into:

Hall having secure door entry system, built-in shelved cupboard housing hot water cylinder with twin immersion heaters fitted and further cupboard housing fusegear.

Bedroom One 17' 2" max x 9' 2" max (5.23m x 2.79m) with wall light points, telephone point and night store heater.

Bedroom Two 12' 10" x 8' 10" (3.91m x 2.69m) having night store heater.

Bathroom having Cream coloured suite comprising panelled bath with thermostatic shower controls, vanity hand basin with cupboard under, low level W.C., complementary tiling, fan heater, extractor fan and strip light.

Pleasant Sitting/Dining Room 19' 1" x 10' 6" (5.81m x 3.20m) having night store heater, telephone point, T.V. aerial point, wall light points, ample space for dining table & chairs and glazed double doors into Kitchenette.

Kitchenette 8' 5" x 7' 7" mean (2.56m x 2.31m) having window ensuring natural light and ventilation, range of postformed worksurfaces, stainless steel sink, ample drawer and cupboard space, complementary tiling, matching overhead cupboards, recess for Electric cooker with Filter Hood above, space for fridge/freezer and plumbing for washing machine.

OUTSIDE

The approach to the building is attractively laid to landscaped borders well-stocked with ornamental shrubs and plants whilst a secure gated entrance provides direct access to East Street.

Resident's Parking is available nearby on a first-come first-serve basis. There is a Charging Bay for Electric Mobility Scooters.

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

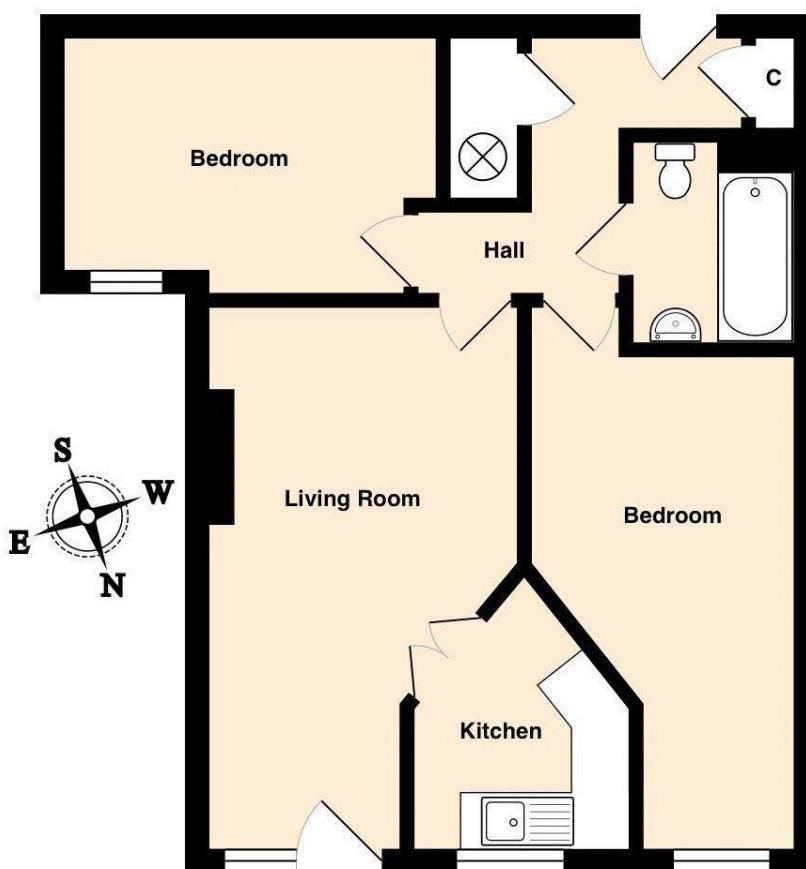
Tenure Leasehold with vacant possession. The property is held on a 125 year lease which we understand commenced in February 1999.

Maintenance Charge The property is subject to an annually reviewable Service Charge payable in 2 six-monthly instalments, currently £2,127.25 for the period 1st September 2023 - 29 February 2024. This covers the upkeep and maintenance of communal areas, provision of the House Manager, Water and Sewerage, window cleaning and Buildings Insurance.

Ground Rent Payable in 2 six-monthly instalments, currently £325.00 for the period 1st March 2023 - 31 August 2023. This is subject to review.

Rating Band "B"

EPC URL <https://find-energy-certificate.service.gov.uk/energy-certificate/2110-9213-2170-6108-2295>



Total Area: 57.5 m² ... 619 ft²

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
E-mail - 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 their 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)

4 Chatham Court
Station Road
WARMINSTER
BA12 9LS

Energy rating

C

Valid until: 11 July 2033

Certificate number: 2110-9213-2170-6108-2295

Property type

Ground-floor flat

Total floor area

56 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 current energy rating is C. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 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