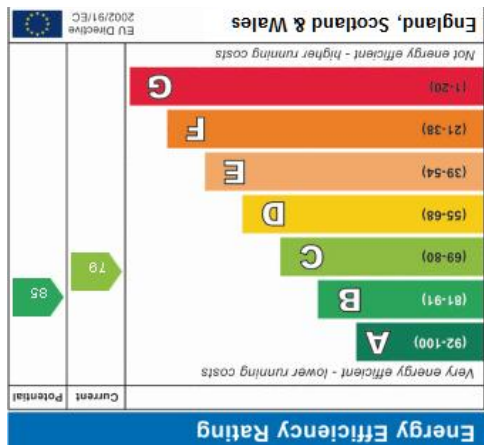
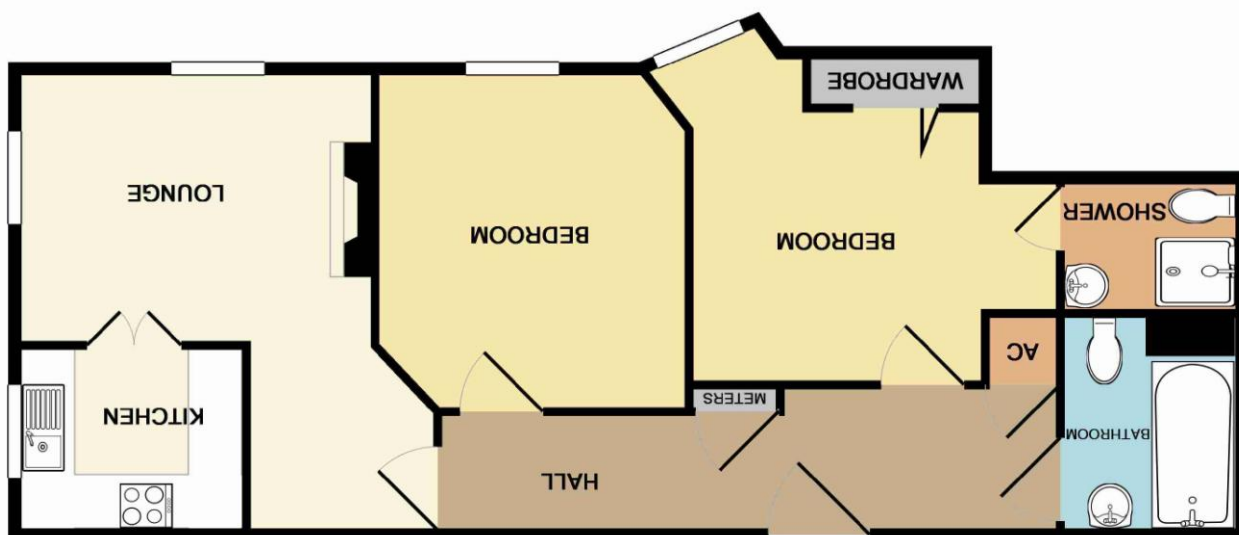


IMPORTANT NOTICE

1. These particulars do not constitute any part of an offer or a contract. 2. All statements contained in these particulars are made without responsibility on the part of Kavanagh or the Vendor. 3. None of the statements contained in these particulars is to be relied upon as a statement or representation of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to correctness of each of the statements contained in these particulars. 5. The Vendor does not make or give any representation or warranty whatever in relation to the property. 6. We have not carried out a survey of the property nor tested any of the appliances, services or equipment. Prospective purchasers must therefore satisfy themselves as to the working order of such and the structural condition of the property. 7. All dimensions, areas or distances referred to are given as an approximate guide only and are not precise. Prospective purchasers must rely on their own enquiries. 8. No warranty or representation is given to the title of the property or the existence or planning permission, building regulations approval or other statutory or regulatory permission. Any reference to such is made in good faith. Purchasers should instruct their solicitor to make appropriate enquiries regarding these matters. 9. If there are any points which are of particular interest or importance to you please contact the agent who will seek particular clarification. Kavanagh have a duty under the Proceeds of Crime Act 2002 to report any knowledge or suspicion of money laundering activity.

Schematic Diagram only - Not to scale
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Kavanagh

22 Giffords Court
 Melksham, Wiltshire SN12 7DY

£149,995

- First Floor Retirement Apartment - Leasehold
- Two Bedrooms - En Suite Shower Rooms
- Light & Bright Lounge/Diner
- Communal Facilities
- Grounds & Gardens
- Central Location
- Viewing Essential - No Chain
- EPC: 79 (C) COUNCIL TAX: C



SITUATION:

Set in the heart of Melksham, where an excellent range of amenities for all including a library, shops and supermarkets. The new Melksham campus is now open and provides fitness centre, swimming pool and much more.

Melksham provides easy access to the M4 corridor and has transport links including bus services and a train station to the neighbouring towns including Chippenham, Trowbridge, Bradford on Avon and the Georgian city of Bath lies some 12 miles distant.

DIRECTIONS:

From our office in the centre of Melksham, proceed along the High street and right into Lowbourne where Giffords Court can be found on the right hand side opposite the library.

KITCHEN:

8' 11" x 5' 09" (2.72m x 1.75m) With double glazed window, attractive range of fitted base and wall units incorporating four ring electric hob with extractor fan over, eye level oven, stainless steel single drainer sink unit, space for fridge and freezer, part tiled walls, coved ceiling, dimplex wall heater.

BEDROOM ONE:

13' 09" x 8' 02" (4.19m x 2.49m) With double glazed window, built in double mirrored door wardrobe with hanging and shelving space, night storage heater, door to:-

EN SUITE SHOWER ROOM:

With modern suite comprises: fully enclosed shower cubical, pedestal wash hand basin, low level w.c., part tiled walls, dimplex wall heater.

DESCRIPTION:

NO CHAIN - A most impressive first floor two bedroom retirement property built by McCarthy & Stone and designed specifically with the over 60s in mind. Overlooking the pretty gardens the property offers well presented accommodation to include entrance hall, lounge/diner with fireplace, kitchen with attractive range of units, master bedroom, en-suite shower room to master, second bedroom and main bathroom. Accessible via lift to the first floor making the property most secure and further benefiting from light and sunny accommodation. Communal facilities to include residents lounge, kitchen, and laundry. Guest suite and resident manager. Viewing is highly recommended

ACCOMMODATION:

Communal area, entrance hall, scheme manager's office, residents lounge and kitchen area, laundry facilities and guest suite.

BEDROOM TWO:

16' 02" x 9' 07" (4.93m x 2.92m) With double glazed window, wall mounted electric panel heater.

BATHROOM:

With modern suite comprises:- panelling bath with shower over, wash hand basin within vanity unit, low level w.c., part tiled walls, dimplex wall heater.

OUTSIDE:

Pretty communal grounds and gardens surround Gifford's Court with seating areas - resident/visitor car parking - no allocated parking.

ENTRANCE HALL:

With meter cupboard, night storage heater, entry phone, airing cupboard with light, shelving and water tank, doors to:-

LOUNGE/DINING ROOM:

14' 03" max x 11' 07" (4.34m x 3.53m) With double glazed window to side and rear, (overlooking a pretty garden), enclosed night storage heater, feature flame effect electric fire with ornamental surround, glazed panelled double doors to:-

COUNCIL TAX:

The property is in Band C with the amount payable for 2023/24 being £1,981.87

TENURE:

The property is leasehold with vacant possession on completion. 125 year lease (2003).

SERVICE CHARGE: There is an annual service charge of £xxx, Plus a ground rent of £425.00 – which includes building insurance, water rates, window cleaning and maintenance of external areas, etc.

SERVICES:

Main services of electricity, water and drainage are connected.

CODE: 11048 24/11/22

TO ARRANGE A VIEWING:

To arrange a viewing please call 01225 706860 or email sales@kavanaghs.co.uk.

