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**LOCK & KEY**  
town and village living



Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements and dimensions are approximate and should not be relied upon. The floor plan is for information only and is not intended to be used as a contract. The floor plan is subject to change without notice. We have not carried out a detailed survey nor tested the services, appliances or specific fittings.

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give a representation or warranty in respect of the property. Floor plan measurements and distances are approximate only and should not be relied upon. We have not carried out a detailed survey nor tested the services, appliances or specific fittings.



## Giffords Court £100,000

- No Chain
- Retirement Apartment
- Resident House Manager
- Double Bedroom
- Spacious Living Room
- Bathroom & Fitted Kitchen
- Communal Grounds & Gardens
- Communal Facilities
- Close To Town Amenities
- McCarthy & Stone

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Lock and Key independent estate agents are pleased to offer this retirement flat occupying a quiet position located in the sought after Gifford Court development, constructed by McCarthy & Stone in 2003 especially designed specifically for the needs of the over 60's. There is a resident manager, communal lounge and laundry, guest suite and communal gardens. The flat is situated at the side of the building on the first floor with a pleasant aspect and has surprisingly spacious accommodation. Other features include alarm system & entry phone, fitted kitchen, spacious sitting room and bathroom. An internal viewing is recommended.

Communal Areas, Entrance Hall & Residents Managers Reception Area / Office.  
There is also a residents lounge and kitchen area, guest suite with corridors off leading to the apartments and lift service.

#### Situation

The property is located within the centre of Melksham with its range of amenities including swimming pool/fitness centre, library and bus services to surrounding towns. Neighbouring towns include Calne, Corsham, Devizes, Bradford on Avon, Trowbridge and Chippenham with the latter having the benefit of mainline rail services whilst the Georgian city of Bath with its many facilities lies some 12 miles distant. Access to the M4 at junction 17 is 3 miles north of Chippenham.

#### Accommodation

\*\*This property is being sold on behalf of a corporate client, and must remain on the market until contracts are exchanged. Please refer to the agent before viewing if you feel this may affect your buying decision.\*\*

\*\*Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. \*\*

SERVICE CHARGES: There is an annual service charge of around £2520 TBC (paid six monthly), (March/Sept), plus an annual ground rent of £365.00 The service charge includes buildings insurance, window cleaning, maintenance of the external and communal areas and water charges. We advise any buyers to check this with your solicitors before exchange of contract's.

#### Accommodation

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

#### Entrance Hall

With storage cupboard, coved ceiling and night storage heater.

#### Living Room

5.38m x 3.86m Max (17'8 x 12'8 Max)

Double glazed window, electric fire with decorative surround, night storage heater, alarm, TV point, panelled glazed double doors leading to kitchen and coved ceiling.

#### Kitchen

2.24m x 1.73m Max (7'4 x 5'8 Max)

Double glazed window overlooking gardens, a range of matching wall and base units, round edge laminated worktops and tiled splash backs, stainless steel single drainer sink unit, extractor fan, built in Hotpoint hob with extractor hood over, eye level Electrolux oven, space for under counter fridge, space for under counter freezer, Creda wall mounted heater.

#### Bedroom One

3.84m x 2.67m (12'7 x 8'9)

Double glazed window overlooking the communal garden, night storage heater, alarm, mirror fronted double door built in wardrobe with hanging and shelving space.

#### Bathroom

Suite comprising panelled bath with wall mounted shower attachment over, wash hand basin with cupboard under, low flush W/C, heated towel rail, tiled walls, creda wall mounted heater, extractor fan, large airing cupboard housing the hot water tank.

#### Externally

There are communal garden areas and resident/visitor car parking.

#### Tenure

Leasehold with vacant possession on completion. 125 year lease. (2003)