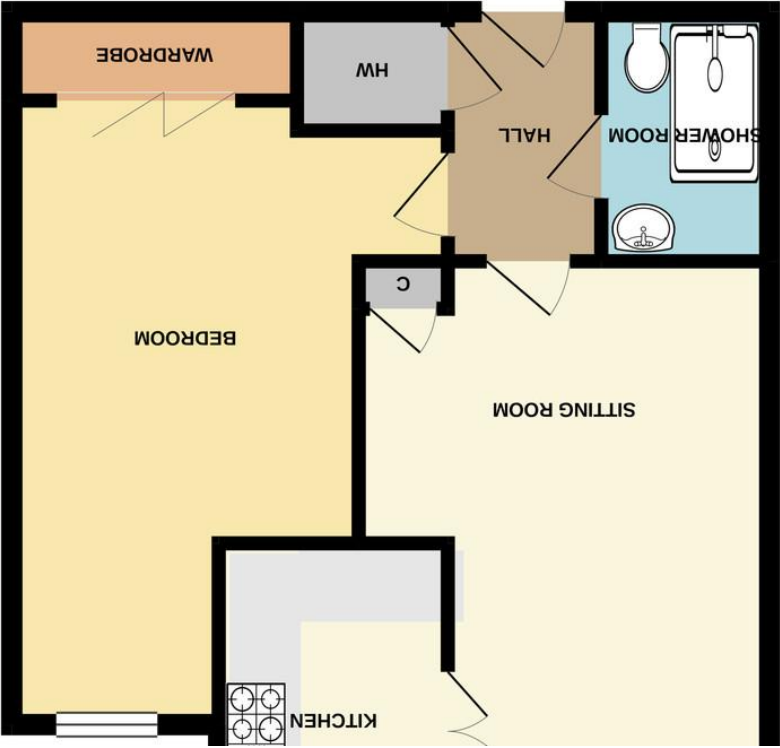
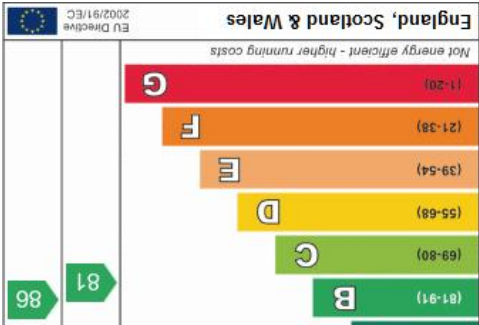


1. These particulars do not constitute any part of an offer or a contract. 2. All statements contained in these particulars are made without responsibility on the part of Kavanaghs or the Vendor. 3. None of the statements contained in these particulars is to be relied upon as a statement or representation of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Vendor does not make or give any representation or warranty nor any person in their employment has the authority to make or give any representation or warranty 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 otherwise of 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 agents who will seek particular clarification. Kavanaghs have a duty under the Proceeds of Crime Act 2002 to report any knowledge or suspicion of money laundering activity.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Hektograph 10/2021



Kavanaghs

29 Giffords Court  
Melksham Wiltshire SN12 7DY

£99,995

- Retirement Apartment
- Excellent Order
- First Floor
- Double Bedroom
- Communal Facilities
- Communal Gardens
- Resident Manager
- EPC: B (81)





#### SITUATION:

Designed in 2003 by McCarthy & Stone, creating a pleasant retirement complex within the town centre. Gifford's Court is now one of the most sought after developments in the town with a range of communal facilities and all the local amenities on your door step.

Melksham offers an excellent range of amenities for all including library, shops & 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.

#### DESCRIPTION:

A delightful retirement property within the town centre in the sought after Gifford's Court development. Set on the first floor, with a southerly aspect, all day sun is a bonus. Situated close to the lift for convenience, the apartment offers 17ft sitting room, well fitted kitchen, double bedroom with wardrobe and shower room. There are communal gardens & grounds along with communal lounge, laundry facilities, guest suite and resident manager. Offered with no chain, a viewing is highly recommended.

#### DIRECTIONS:

From our office in the centre of Melksham, proceed along the High Street and right into Lowbourn where Gifford's Court can be found on the right hand side opposite the library.

#### COMMUNAL RECEPTION AREA:

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

#### ACCOMMODATION:

Front door leads to:-

#### ENTRANCE HALL:

With large part shelved storage cupboard housing water tank, entry phone, doors to:-

#### SITTING ROOM:

17' 08" x 11' 04" (5.38m x 3.45m) With Upvc double glazed casement window with lovely view, night storage heater, storage cupboard, coved ceiling, panelled glazed double doors opening into:-

#### KITCHEN:

9' 0" x 5' 09" (2.74m x 1.75m) With Upvc double glazed window, most attractive range of base and wall units with laminated work tops with rolled edge finish, stainless steel single drainer sink unit, built in hob with extractor hood over, built in oven, plumbing for automatic washing machine, space for fridge and freezer, part tiled walls, extractor fan, wall heater.

#### BEDROOM:

17' 0" x 11' 04" (5.18m x 3.45m) With Upvc double glazed casement window, built in mirror fronted double door wardrobe with hanging and shelving space, night storage heater, coved ceiling.

#### SHOWER ROOM:

With walk in shower with grab rails around, wash hand basin within vanity unit, low flush w.c., (with enclosed cistern), fully tiled walls, heated towel rail, extractor fan.

#### OUTSIDE:

There are communal grounds and well kept gardens with ample seating areas, resident/visitor car parking - no allocated parking.

#### TENURE:

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

#### COUNCIL TAX:

The property is in Band B with the amount payable for 2022/23 being £1654.99

#### SERVICES:

Main services of electricity, water and drainage are connected.

#### SERVICE CHARGE:

There is an annual service charge of £2,904.30 which is split into two equal payments paid every 6 months, plus an annual ground rent of £365, which includes buildings insurance, window cleaning, site manager, maintenance of the external areas.

**CODE: 10294 10/06/2020**

**TO ARRANGE A VIEWING PLEASE CALL 01225 706860 OR EMAIL**

residentialsales@kavanaghs.co.uk

