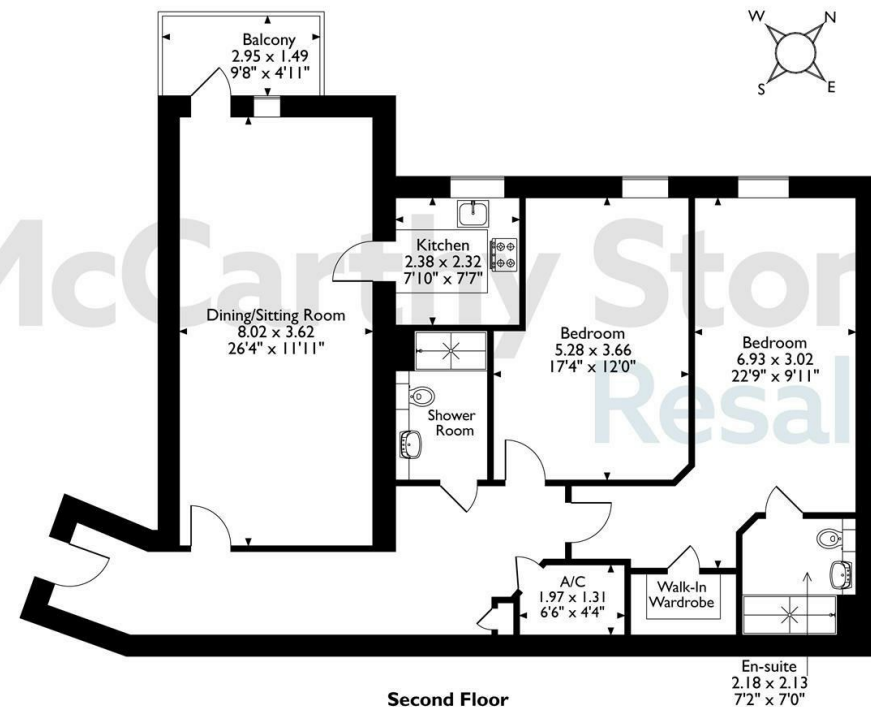


31 Meadowsweet Place, Spa Road, Melksham  
Approximate Gross Internal Area  
113 Sq M/1216 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
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**Council Tax Band: E**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		84	84
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales  
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**31 Meadowsweet Place**  
Spa Road, Melksham, SN12 7GW



**Asking price £295,000 Leasehold**

Beautifully presented, larger style, top floor retirement apartment, located within easy reach of the lift that serves all floors. Spacious living room with westerly facing walk out balcony and two double bedrooms, principal bedroom with en-suite & walk in wardrobe.

\*Energy Efficient\* \*Pet Friendly\*

**Call us on 0345 556 4104 to find out more.**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

# Meadowsweet Place, Spa Road, Melksham, SN12 7GW

## Meadowsweet Place

Meadowsweet Place is a 'Retirement Living' development tailored for individuals over 60 years old, established in mid-2018 by the acclaimed developers McCarthy & Stone. The development boasts excellent communal facilities, including a beautiful homeowners lounge that opens to the landscaped gardens, fostering a vibrant social scene with events such as weekly coffee mornings, film nights, quizzes, and seasonal gatherings. Participation in these activities is entirely optional, allowing homeowners to engage as much or as little as they prefer, with privacy being a respected choice. Additionally, all floors are accessible via a lift.

## The Local Area

Situated conveniently, Meadowsweet Place is less than half a mile from both Waitrose and Sainsbury's supermarkets. The nearby shopping parade features a pharmacy, coffee shops, pubs, and eateries. The local public library and the nearest community hospital are both within half a mile. The town of Melksham comes to life every Tuesday with a market that offers household items and fresh local produce from nearby farms.

Melksham, a market town nestled along the beautiful River Avon, is encircled by the scenic countryside of rural Wiltshire. Located just 10 miles east of Bath, it was historically part of an extensive royal forest and is recognized for its rich history and numerous landmarks. During the Tudor period, Melksham was a favored hunting location for English royalty and has been associated with agricultural prosperity.

## No.31

Situated on the top floor, no.31 is one of the largest apartments available within Meadowsweet Place and is beautifully presented. A walk out balcony is accessed from the generous size lounge and the modern kitchen is well equipped with integrated appliances. Both bedrooms are of a double size, with the master bedroom having an en-suite shower room and a walk in wardrobe. A further shower room is accessed from the hall, along with a walk in airing/cupboard/store.

## Entrance Hallway

A spacious hallway with a solid oak-veneered entrance door with spy-hole. Wall mounted security intercom system that provides both a visual (via the home-owners TV) and verbal link to the main development entrance door, along with an emergency response button. Walk-in utility cupboard with light and shelving.

## Living Room

A bright and spacious living room with door opening on to the balcony. A separate door leads into the kitchen.

## Balcony

A westerly facing balcony with far reaching views. A lovely place to sit out and relax.

## Kitchen

With a double-glazed window. Excellent range of contemporary soft-cream gloss units with contrasting laminate worktops and matching up-stands incorporating a stainless steel inset sink unit. Integrated appliances comprise; a four-ringed hob with modern glass splash-panel, and stainless steel chimney extractor hood over, Bosch waist-level oven, concealed fridge and freezer. Ceiling spot light fitting and tiled floor.

## Principal Bedroom

A lovely well-proportioned double bedroom with a walk-in wardrobe with auto-light, hanging rails and shelving. Door to en-suite.

## En-Suite Shower Room

Modern white suite comprising; walk in shower with glazed screen, back-to-the wall WC with concealed cistern, vanity wash-hand basin with under sink cupboards and mirror with integrated light above. Ladder radiator/towel rail, ceiling spot light fitting. Extensively tiled walls and fully tiled floor.

## Bedroom Two

A further double bedroom with large double glazed window, that could alternatively be used as a study/hobbies room.

## Shower Room

Modern white suite comprising; double length shower cubicle with sliding glazed door, back-to-the wall WC with concealed cistern, vanity wash-hand basin with under sink cupboards and mirror with integrated light above. Ladder radiator/towel rail, ceiling spot light fitting. Extensively tiled walls and fully tiled floor.

## Parking

Car parking is available with a yearly permit at a charge of around £250 per annum (subject to availability).

## Additional Information and Services

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

## Service Charge (breakdown)

What your service charge pays for:

- House Manager who ensures the development runs smoothly

## 2 Bed | £295,000

- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Service Charge: £4,723.26 per annum (up to financial year end 30/06/27).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs. (Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

## Lease Information

Lease Length: 999 years from June 2017

Ground Rent: £495 per annum.

Ground rent review: Jun-32

## Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.

- Part Exchange service to help you move without the hassle of having to sell your own home.

- Removal Services that can help you declutter and move you in to your new home.

- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

