

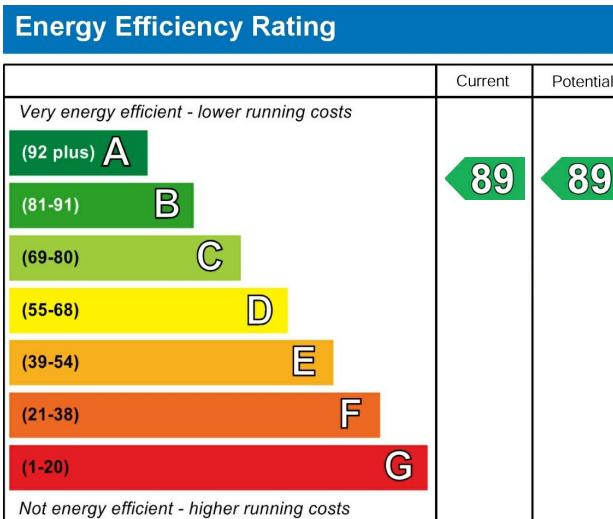
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McCARTHY STONE
RESALES

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A well presented and spacious TWO DOUBLE BEDROOM retirement apartment, situated on the first floor of this desirable development. The apartment benefits from a WALK OUT BALCONY accessed directly from the Living Room which overlooks the COMMUNAL GARDENS.



PRICE REDUCTION
ASKING PRICE £285,000 LEASEHOLD

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MEADOWSWEET PLACE, SPA ROAD,

SUMMARY

Located on the first floor with a walk-out balcony. This super two bed apartment represents a perfectly spacious and well-presented home for active retirement. Well-appointed accommodation offers a good-sized living room leading to a excellent balcony overlooking the development garden. A fantastic kitchen complete with a host of integrated appliances, separate utility cupboard with auto washer/dryer, water softening unit and water tank. The master bedroom has an en-suite with sensible easy access shower and there is also a second double bedroom and further shower room. This apartment has underfloorheating.

The development has on-site parking and a super guest suite available to accommodate visiting family or friends for just £25 per night.

Meadowsweet Place is a 'Retirement Living' development specifically for those aged over 60 years and was constructed as recently as mid-2018 by multi award-winning developers McCarthy & Stone. The development is designed to specifically cater for its residents with fantastic communal facilities a beautiful lounge that leads into the landscaped gardens of the development. The lounge is a place of much social activity and there will always be events and occasions to enjoy. These will weekly coffee morning get-together's, film nights, quizzes and seasonal and themed events. Whilst residents are encouraged to take advantage of the activities there is, of course, no obligation to join in and homeowners can equally remain as private as they might wish. There is a lift to all floors.

Outside of the development Meadowsweet Place is in a great location - it's under 0.5 mile from a Waitrose supermarket and a convenient Sainsbury's. The central shopping parade is just moments from the site, which includes a Boots and several high street banks. There's also a good selection of coffee shops, pubs and restaurants including Henrys of Melksham, Cafe Lounge and The Art Cafe. Melksham's public library is half a mile away and the closest, Cafe Lounge and The Art Cafe. Melksham's public library is half a mile away and the closest community hospital located close to the site. Every Tuesday the

town comes alive with a regular market selling household goods and delicious local produce from surrounding farms.

The market town of Melksham is located on the banks of the stunning River Avon and is surrounded by the picturesque countryside and green spaces of rural Wiltshire. Sitting just 10 miles east of Bath and once part of a huge royal forest that covered the area, it offers a rich local history and plenty of exciting landmarks to explore. In Tudor times, Melksham was one of the favourite hunting grounds for England's royalty. The area was known for prosperity in its agriculture and had a bustling woollen industry. These days, the town's history can be explored in the historic quarter of the town centre, where two beautiful churches and an original town square offer a reminder of days gone by.

ENTRANCE HALLWAY

A spacious hallway with a solid oak-veneered entrance door with spy-hole, security intercom system that provides both a visual (via the home-owners TV) and verbal link to the main development entrance door. Emergency pull cord. Walk-in utility cupboard with light and shelving. The home owner has fitted a water softener unit, which is currently disengaged, but is easily switched back on if required.

LIVING ROOM

A bright and spacious living room with a double-glazed French door opening onto the lovely balcony which overlooks the communal gardens. A separate door that leads into the kitchen.

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.

BEDROOM ONE

A lovely well-proportioned double bedroom. With a large double glazed window that lets in a lot of light. Walk-in wardrobe with auto-light, hanging rails and shelving and door to en-suite wet room.



2 BEDROOMS £285,000

EN-SUITE

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

BEDROOM TWO

A further double bedroom with a deep double-glazed window and pleasant outlook.

SHOWER ROOM

Of a good size with a modern white suite comprising; back-to-the wall WC with concealed cistern, vanity wash-hand basin with under sink cupboards and mirror with integrated light over, and separate shower enclosure with a glazed surround. Ladder radiator/towel rail, ceiling spot light fitting. Extensively tiled walls and fully tiled floor,

SERVICE CHARGE (BREAKDOWN)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

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

Service charge: £3,738.80 pa (for financial year ending 07/22)

LEASE INFORMATION

Lease Length: 999 years from June 2017

Ground Rent: £495pa

