

PRICE REDUCTION



McCarthy & Stone
RESALES



20 Meadowsweet Place Spa Road, Melksham, SN12 7GW
Asking price £249,950

LEASEHOLD

For further details
please call 0345 556 4104

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A TWO BEDROOM FIRST FLOOR RETIREMENT APARTMENT NEWLY CARPETED THROUGHOUT

INTRODUCTION:

Located on the first floor with lovely outlook from the balcony over the landscaped gardens, 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. The master bedroom has an en-suite with sensible easy access shower and there is also a second double bedroom and further shower room.

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.

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 HALL:

A spacious hallway with 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, shelving, automatic washer/dryer, Gledhill boiler supplying domestic hot water and concealed Vent Axia system, a further shallow cupboard with meters. An attractive glazed panelled door leads to the living room.

LIVING ROOM:

A cheerful and welcoming room with a double-glazed French door and side-panel opening onto the lovely balcony. A feature glazed panelled door leads to the kitchen.

BALCONY:

A super balcony providing that important outdoor space, the perfect place to relax and take in the pleasant elevated outlook over the landscaped gardens of the development and, for a little added interest, beyond to the gardens of the adjoining homes.

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.

MASTER BEDROOM:

A lovely well-proportioned double bedroom. With a double-glazed French door and side-panel opening onto a Juliette balcony. Walk-in wardrobe with auto-light, hanging rails and shelving and door to en-suite wetroom.

EN-SUITE BATHROOM:

Obscure double-glazed window. 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, fully tiled floor,

BEDROOM TWO:

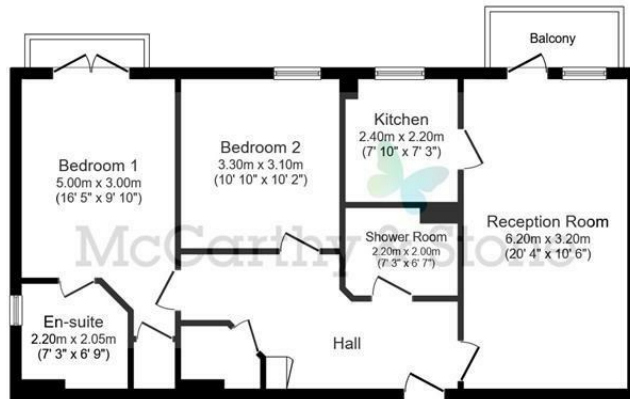
A further double bedroom with a deep double-glazed window and pleasant outlook.

FURTHER 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, fully tiled floor,







Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for McCarthy & Stone. Powered by www.focalagent.com



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

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

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For further details, please call 0345 556 4104 or email resales@mccarthyandstone.co.uk

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Registered Office: Fourth Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
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