

DAVIS & LATCHAM ESTATE AGENTS

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- Freshly decorated Third Floor Retirement Apartment
- Communal Resident's Entrance Hall
- South-facing Sitting Room & Kitchenette with window Sealed unit Double Glazing
- Residents' Area & Part-time House Manager
- Convenient Town Centre location
- Lift to 3rd Floor Landing, Personal Hall
- Double Bedroom & Bathroom
- Economy 7 Electric Heating
- 24-Hour Careline Facilities



35 Chatham Court, Station Road, Warminster, Wiltshire, BA12 9LS

£67,500



Conveniently close to all amenities this freshly decorated 3rd floor apartment is located in a popular Town Centre Retirement development. Communal Resident's Entrance Hall, Lift to 3rd Floor Landing, Personal Hall, Double Bedroom & Bathroom, Pleasant South-facing Sitting Room & Kitchenette with window, Sealed unit Double Glazing & Economy 7 Electric Heating, Residents' Area & Part-time House Manager, 24-Hour Careline Facilities.

Accommodation

THE PROPERTY enjoys rooftop views from its top floor location on the Third Floor at Chatham Court, a purpose-built development of retirement apartments which features spacious, well-lit communal hallways whilst all floors are served by a lift and stairs. The comfortable, recently refurbished living accommodation includes recent floorcoverings and has is freshly decorated and benefits from Upvc sealed unit double glazing together with Economy 7 Electric Heating. Power points are at a comfortable waist height, whilst state-of-the-art safety and security systems are linked to an experienced on-site House Manager who is responsible for overseeing the smooth day-to-day running of the building. An out-of-hours careline service provides peace of mind when the House Manager is off duty and a guest apartment is available by prior arrangement for visiting friends and relatives. Chatham Court is a well run retirement development specifically designed with the independent over-55's in mind, hence the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

LOCATION undoubtedly a key attraction of Chatham Court is its town centre location, moments on foot from the bustling Market Place with its excellent shopping facilities - 3 supermarkets including a nearby Waitrose store and a variety of small independent traders. Other amenities include a theatre and library, hospital and clinics and a railway station with regular services to Salisbury, and then direct to London Waterloo, and to Bath with a direct line on to South Wales. Other centres in the area including Frome, Westbury, Trowbridge, Bath and Salisbury are within comfortable driving distance as are various military establishments on the Salisbury Plain. whilst the A36, A350 and A303 trunk routes provide swift road access throughout the West Country and further afield to London via the A303/M3. Bristol, Bournemouth and Southampton airports are each just over an hour by road.

ACCOMMODATION

Communal Resident's Entrance Area providing space to meet and socialise, with access to the on-site House Manager's Office.

Sheltered Porch Area with secure entryphone access system linked to the apartment and giving access to the lift and staircase to all floors.

Third Floor Hall having personal front door leading into:

Hall having door entry system, built-in cupboard housing electrical fusegear, hatch to loft above and linen cupboard housing hot water cylinder with twin immersion heaters.

Double Bedroom 12' 9" x 9' 8" (3.88m x 2.94m) a delightful South-facing room enjoying a pleasant aspect overlooking East Street and having night store heater.

Bathroom having Cream coloured suite comprising panelled bath with Aqualisa shower above and glazed splash screen, vanity hand basin with useful cupboard under, low level W.C., walls part-tiled in complementary ceramics and extractor fan.

Light and Airy Sitting/Dining Room overall 21' 5" x 10' 1" (6.52m x 3.07m) a sunny South-facing room enjoying pleasant rooftop views and having night store heater, T.V. aerial point, telephone point, ample space for dining table & chairs and opening into Kitchen.

Kitchenette 7' 2" x 5' 2" (2.18m x 1.57m) having window ensuring ventilation and natural light, range of postformed worksurfaces, inset stainless steel sink, drawer and cupboard space, complementary tiling and matching overhead cupboards. The Filter Hood, Washing Machine and Fridge are included. The Cooker is available by separate negotiation.

OUTSIDE

The approach to the building is attractively laid to landscaped borders well-stocked with ornamental shrubs and plants whilst a secure gated entrance provides direct access to East Street.

Parking On-Site Resident's Parking is available on a first-come first-serve basis whilst there are Charging Points for Electric Mobility Scooters.

Services We understand Mains Water, Drainage & Electricity are connected to the property.

Tenure Leasehold with vacant possession. The property is held on a 125 year lease which we understand commenced in August 1997.

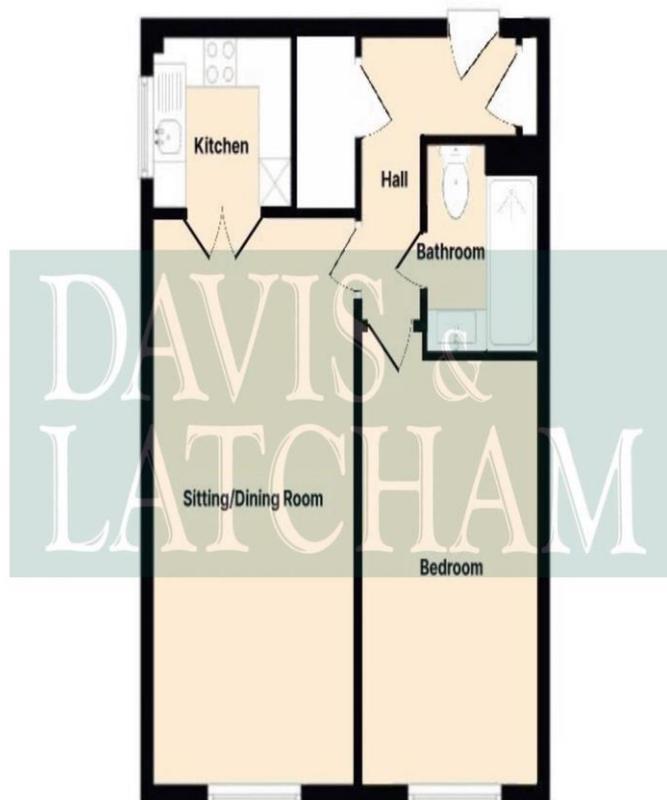
Maintenance Charge The property is subject to an annually reviewable Service Charge payable in 2 six-monthly instalments, currently £1513.94 for the period 1 September 2025 - 28 February 2026. This covers the upkeep and maintenance of communal areas, provision of the House Manager, Water and Sewerage, window cleaning and Buildings Insurance.

Ground Rent Payable in 2 six-monthly instalments, currently £255.09 for the period 1 September 2025 – 28 February 2026.

Rating Band "B"

EPC URL <https://find-energy-certificate.service.gov.uk/energy-certificate/3632-4528-0100-0530-9226>

NOTE: Some items of furniture may be available by separate negotiation if required.



FLOORPLAN FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE

VIEWING

By prior appointment through
DAVIS & LATCHAM
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PLEASE NOTE

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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

Energy performance certificate (EPC)

35 Chatham Court Station Road WARMINSTER BA12 9LS	Energy rating	Valid until:	21 August 2032
	C	Certificate number:	3632-4528-0100-0530-9226

Property type	Top-floor flat
Total floor area	44 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60