

DAVIS & LATCHAM ESTATE AGENTS

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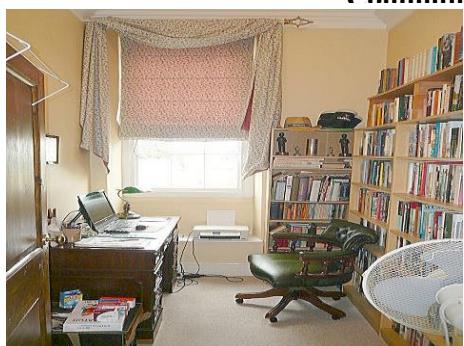


**Spacious and Well Appointed Apartment
Conveniently close to all Town Centre**

Amenities
2 Bedrooms, Bathroom & Shower Room
Dining Area and Kitchen
Communal Walled Gardens

- **On the First Floor of the Historic Portway**
- **House**
- **Communal Entrance Hall, Private Inner Hall**
- **Spacious Drawing Room**
- **Reserved Parking**

Gas-fired Central Heating to radiators



Flat 4 Portway House, Portway, Warminster, Wiltshire, BA12 8QQ

£220,000

Communal Entrance Hall, Private Inner Hall, 2 Bedrooms, Bathroom & Shower Room, Spacious Drawing Room, Dining Area and Kitchen, Reserved Parking & Communal Walled Gardens, Gas-fired Central Heating to radiators. This Spacious and Well Appointed Apartment is located on the First Floor of the Historic Portway House conveniently close to all Town Centre Amenities.

Accommodation

THE PROPERTY

Portway House is the only Grade I listed property in Warminster an elegant former Dower House to the Lombleat Estate, which records show was rebuilt for a wealthy clothier Edward Middlecott in 1722, with classic Bath stone elevations under a slate roof standing well back from Portway behind impressive ornamental railings and elaborate gates decorated with the Coats of Arms of the former Warminster Urban District Council who at one occupied the building as their offices. Following local government reorganization in the early 1980's Portway House was imaginatively converted into eight self-contained apartments, retaining many of their original architectural features and combining the benefits of modern-day living with the graciousness of a bygone era. Number 4 is located on the First Floor of Portway House approached from the Western - rear of the building via a impressive broad staircase. This is a unique opportunity to acquire a town centre home within this prestigious period building hence the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

LOCATION

Portway House is most conveniently situated within a few minutes level stroll from the centre Warminster providing good shopping facilities, 3 supermarkets - including a Waitrose store and a nearby Morrisons together with a wide range of other amenities which include a theatre and library, a hospital and clinics and nearby in Emwell Street is The Weymouth Arms gastro-pub. The town enjoys a regular rail service to Salisbury, and then direct to London Waterloo, and to Bath with a direct line on to South Wales. Other main centres in the area which include Frome, Westbury, Trowbridge, Bath and Salisbury are all within a comfortable driving distance whilst the A36, A350 and A303 trunk routes provide swift access throughout the West and further afield to London via the A303/M3. Southampton, Bristol and Bournemouth airports are each just over an hour's drive.

ACCOMMODATION

Impressive Communal Entrance Hall with front door, controlled via secure entryphone system within the property and featuring fine Oak panelling and the original wide Oak staircase rising to the First Floor Landing leading to apartment number 4.

Private Inner Hall with radiator, telephone point and built-in cupboard.

Principal Bedroom 14' 7" x 13' 6" (4.44m x 4.11m) with radiator, telephone point, built-in wardrobe cupboard with further cupboard above and door into:

Fully-tiled En-Suite Bathroom having White suite including panelled bath with hand/shower mixer taps, pedestal hand basin, light and mirror above, low level W.C., radiator, walls fully-tiled in complementary ceramics and plumbing for washing machine.

Bedroom Two 9' 2" x 6' 7" (2.79m x 2.01m) with radiator.

Shower Room having shower enclosure with thermostatic controls, pedestal basin and low level W.C., extensive complementary tiling, radiator and shaver/light fitting.

Superb Sitting Room 18' 0" x 16' 3" (5.48m x 4.95m) an impressive room having attractive Grey veined marble fireplace with inset decorative cast iron grate and matching marble hearth connected to Gas supply, decorative ceiling plasterwork and wall relief panels, 3 full height sash windows with working shutters and window seats each with a radiator, T.V. aerial point and entryphone/intercom handset.

Dining Room 10' 8" x 10' 3" (3.25m x 3.12m) with radiator, window seat, cupboard concealing Gas-fired Vaillant combi-boiler supplying central heating and domestic hot water, door to useful walk-in store cupboard and doorway into Kitchen.

Kitchen 8' 7" x 7' 8" (2.61m x 2.34m) with range of postformed worksurfaces, inset stainless steel sink and Beech-effect units providing ample drawer and cupboard space, complementary ceramic tiling and matching overhead cupboards, inset Gas Hob, built-in Electric Oven and integral Fridge and Dishwasher.

OUTSIDE

Portway House stands in extensive grounds which are maintained by the Management Company for the enjoyment of all residents. These include well-tended landscaped lawns surrounding Portway House whilst gravelled pathways and a flight of steps lead to the Western front door. Of special architectural interest are the ornamental railings and gates fronting Portway which feature the decorative Coats of Arms of Warminster Urban District Council who once occupied the building.

Resident's Parking Space is to the rear of the building approached via a gravelled drive off Newport.

Services We understand Mains Gas, Electricity, Water and Drainage are all connected.

Tenure We understand the property is held on a 999-year lease which commenced in 1983 subject to an annual Ground Rent of £50.00 payable in two half-yearly instalments.

Service Charge An annually reviewable Service Charge currently £1930.00 is payable in two half-yearly instalments of £965.00. This covers the upkeep of communal areas, Gardens and Grounds together with Buildings Insurance. Day-to-day maintenance is overseen by a Management Group made up of the residents of Portway House. We understand that there is a rolling programme of maintenance funded from the Service Charge.

Rating Band "C"





FLOORPLAN FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE

VIEWING

By prior appointment through DAVIS & LATCHAM, 43 Market Place, Warminster, Wiltshire BA12 9AZ. Tel: Warminster 01985 846985. Fax: Warminster 01985 847985. Website - www.davislatcham.co.uk E-mail - homes@davislatcham.co.uk

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.