

Imberwood Close

Warminster, BA12 9DZ

COOPER
AND
TANNER



£115,000 Leasehold

Ideal FTB / Investment - A pleasing ground floor apartment that was recently upgraded and refitted, the flat is conveniently located close to the town and near the station and local shops. The home has a lovely shower room suite with wall tiles, heated illuminated wall mirror, heated ladder radiator and a corner shower enclosure, a fitted kitchen with a range of wall and soft close units and fitted appliances including a Neff slide and hide oven/ hob/dishwasher.

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THE HOME

An excellent opportunity to purchase this lovely ground floor flat that is an Ideal FTB / Investment home. This pleasing apartment has recently been upgraded and refitted to a high standard. The flat is conveniently located close to the town and near the station and local shops. The home has a lovely shower room suite with wall tiles, heated illuminated wall mirror, heated ladder radiator and a corner shower enclosure, a fitted kitchen with a range of wall and soft close units and fitted appliances including a Neff slide and hide oven/ hob/dishwasher (none of the appliances have been tested and no warranty offered or given) .

All internal doors have been replaced with solid Oak, and new carpets have just been laid. Across from the flat is allocated parking.

ACCOMMODATION

Storm porch, Entrance hall, sitting / dining, fitted kitchen with integrated appliances, luxury shower room, double bedroom.

PARKING

Resident parking bays.

LOCATION

The historic market town of Warminster is set in beautiful surroundings and offers a wide range of shopping and leisure facilities to include library, sports centre, Snap gym, swimming pool, pre/ primary / secondary / private schools, churches, doctors' and dentists' surgeries, hospital, and post office. Warminster also benefits from a main line railway station to London Waterloo whilst the nearby A303 provides excellent road links to London to the east and Exeter to the west. Local attractions include Longleat House and Safari Park, Shearwater Lake, Stourhead and Salisbury Plain. Warminster train station has connections to Bath/ Bristol / Bradford on Avon / Westbury/ Paddington /Reading. Junction 18 / M4 is 18 miles (29km) The A361 connects to Swindon to the north-east and Barnstaple to the south-west, while the north south A350 primary route to Poole runs close to the town. Bristol Airport which is 30 miles (48 km) west. Bath and Salisbury are about 20 miles away. The A303 is about 10 miles to the south

LEASE / OUTGOINGS

Ground Rent - £75 pa - Service Charge - £700 pa - Remaining Term 91 Years

AGENTS NOTE

An interest exists in that an employee of Cooper and Tanner is known by the seller.



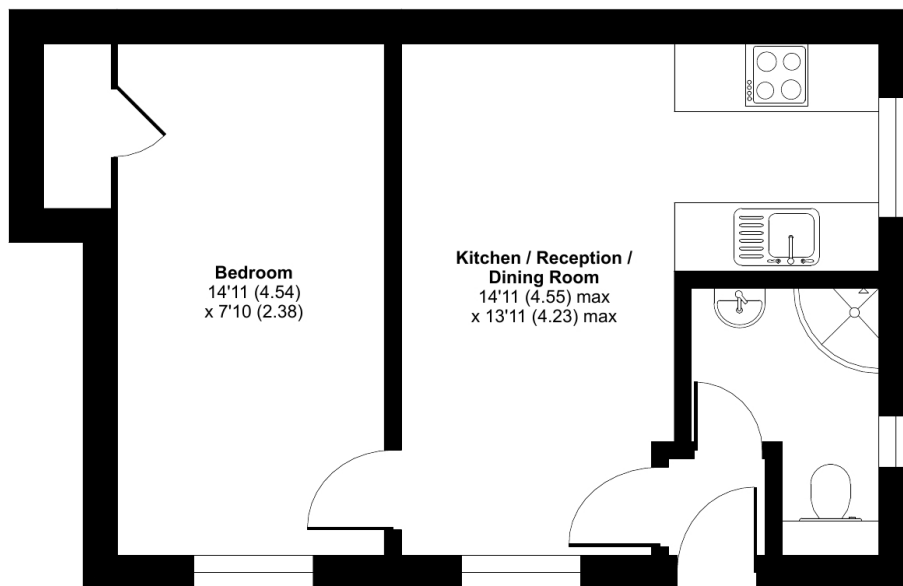




Imberwood Close, Warminster, BA12

Approximate Area = 345 sq ft / 32 sq m

For identification only - Not to scale



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Cooper and Tanner. REF: 1385772

WARMINSTER OFFICE

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AND
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