

# Wren House Orchard, Grenadier Close

COOPER  
AND  
TANNER

Warminster, BA12 8TY



## £235,000 Leasehold

A very spacious ground floor retirement apartment that is located in the desirable and exclusive Wren House Orchard retirement complex. The development is a small and exclusive purpose-built site within the grounds of the main Wren House Retirement Home. These homes are ideal for independent retirement living. NO CHIAN.



# Wren House Orchard, Grenadier Close Warminster

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### DESCRIPTION

A very spacious ground floor retirement apartment that is located in the desirable and exclusive Wren House Orchard retirement complex. The development is a small and exclusive purpose-built site within the grounds of the main Wren House Retirement Home. These homes are ideal for independent retirement living. Outside you will find a pleasing communal garden along with allocated parking and visitor bay. The home offers Upvc double glazing and Electric Economy 7 Night Store Heating.

### ACCOMMODATION

Storm porch, entrance hall, sitting room / dining room, kitchen, shower room, two bedrooms, en-suite.

### OUTSIDE

At the front are communal gardens and seating areas. At the rear is a small courtyard area.

### PARKING

Allocated parking and visitor bay.

### CHARGES

Ground rent £200pa - Service Charge £1400pa

### 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.



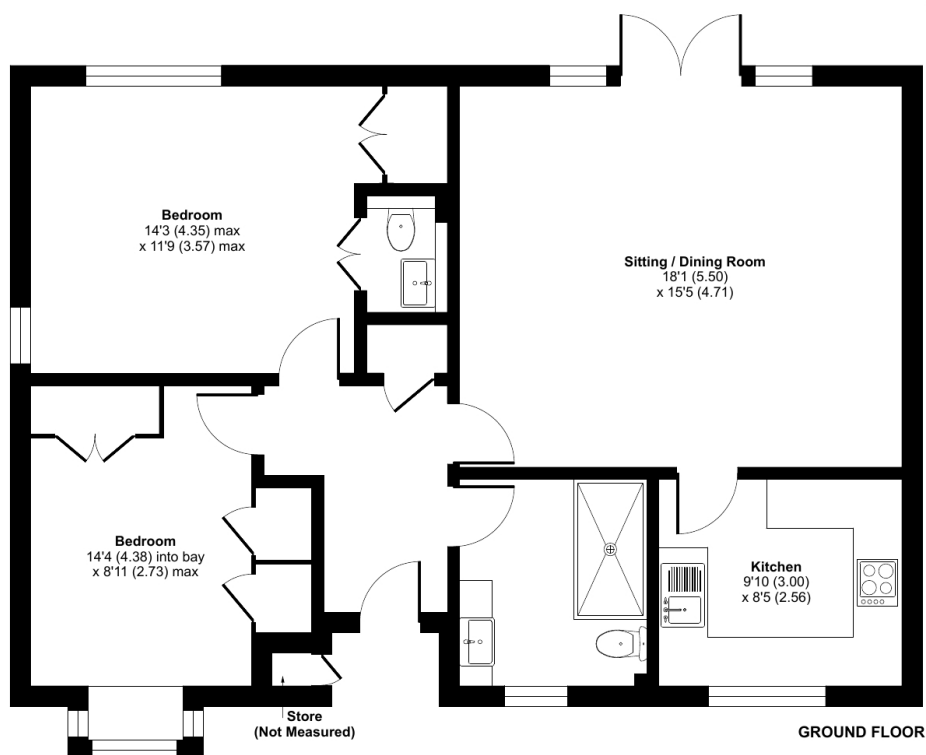




## Grenadier Close, Warminster, BA12

Approximate Area = 843 sq ft / 78.3 sq m (excludes store)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Cooper and Tanner. REF: 1347150

### WARMINSTER OFFICE

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