

# Station Road

Warminster, BA12 9LS

COOPER  
AND  
TANNER



£95,000 Leasehold

🛏️ 2 🛋️ 1 🚿 1 EPC C

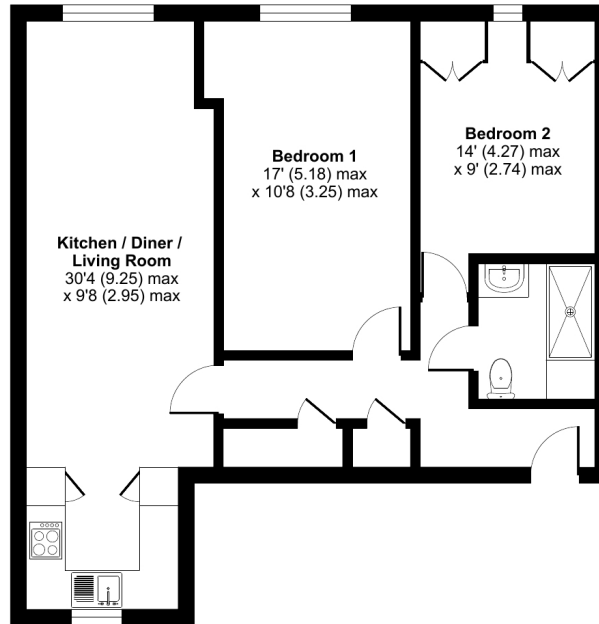
## Description

A pleasing two bedroom first floor apartment located in the popular Chatham Court retirement development for the 55 and over. The flat is centrally located being close to all amenities, bus stops and station. Security access. The accommodation in brief comprises communal entrance, hall, lounge/dining room, two bedrooms, bathroom, kitchen, hallway. Parking is available on a first come basis. NO CHAIN

## Station Road, Warminster, BA12

Approximate Area = 732 sq ft / 68 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Cooper and Tanner. REF: 1039088



### Features

- Retirement apartment
- Central location
- Close to bus stops and station
- First floor - Lift and stairs
- Warden availability
- No Chain
- Double glazed
- Two bedrooms
- Bathroom
- Parking available

### Local Information

- Council Tax Band C
- Tenure Leasehold
- EPC Rating C

#### WARMINSTER OFFICE

Telephone 01985 215579

48-50, Market Place, Warminster, Wiltshire BA12 9AN

[warminster@cooperandtanner.co.uk](mailto:warminster@cooperandtanner.co.uk)

**COOPER  
AND  
TANNER**

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on the m as statements or rep representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

