Excellent

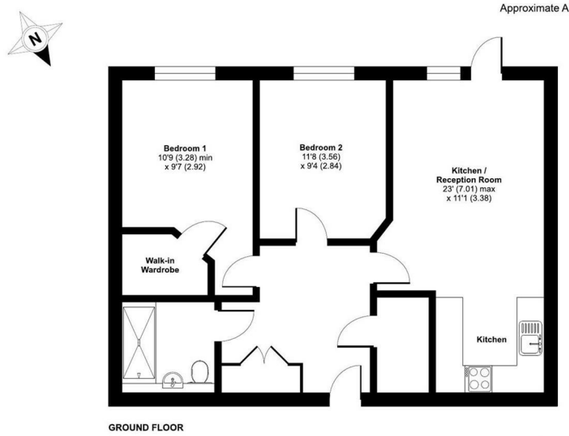
Trustpilot

McCarthy & Stone
Resales.

Crescent Place, Warminster, BA12

Approximate Area = 717 sq ft / 66.6 sq m

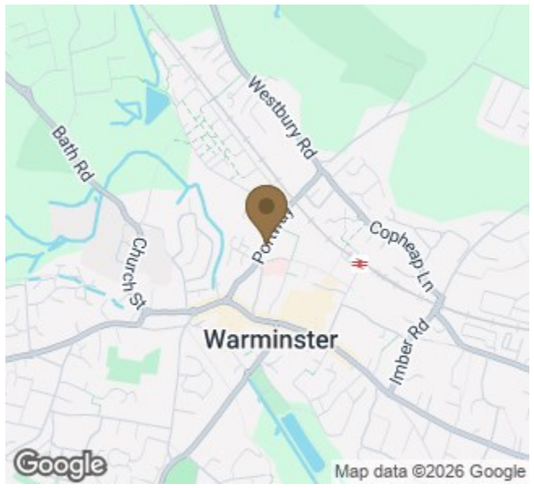
For identification only - Not to scale

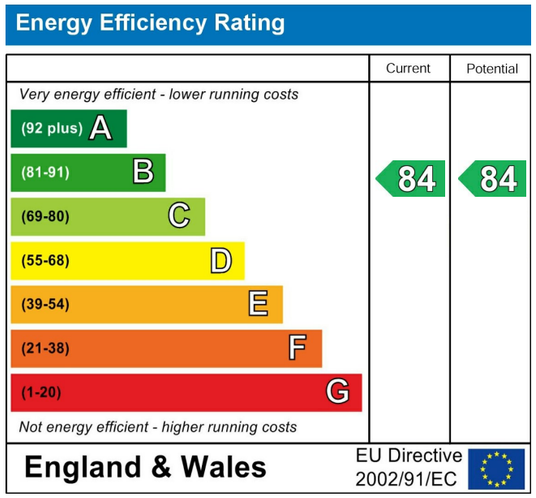


GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © Cotality U.K. Limited 2026. Produced for McCarthy & Stone Management Services. REF: 1536075

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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman







3 Crescent Place

35 Portway, Warminster, BA12 8JU

2 | 1 | Council Tax Band: C

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 3 Crescent Place could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £325,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Ground Floor Apartment - South Facing
- Generous Size Open Plan Living Room/Kitchen
- Direct Access From Living Room On To Patio & Gardens
- Modern, Well Equipped Kitchen With Integrated Appliances
- Two Bedrooms - Principal Bedroom With Walk In Wardrobe
- Modern Bathroom With Walk In Shower
- Owned Parking Space
- Homeowners Lounge Where Social Events Take Place
- Guest Suite Available For Visiting Friends & Family
- House Manager Oversees The Smooth Running of The Development

McCarthy & Stone
Resales.

Trustpilot ★★★★★ Rated Excellent

3 Crescent Place, Warminster

2 | 1 | Asking price £325,000

Crescent Place
This stunning retirement development in Warminster is designed with the over 60s in mind. Set in a conservation area and neighboured by two listed buildings, Crescent Place offers it's homeowners a perfect blend of privacy and community.

You'll have your own beautiful and spacious apartment, but you'll also have access to an on-site communal lounge where you can spend time with your neighbours and make use of the beautiful landscaped gardens where you can take a stroll and enjoy the scenery. The gardening and exterior maintenance of your property is taken care of, this means you can spend more time doing the things you love. Whether you'd rather enjoy the privacy of your own apartment, make friends in the communal lounge or explore Warminster is entirely your choice.

In addition to this, you'll also have all the help and support you could possibly need close by. The development has a 24/7 emergency call system and a House Manager who is available to help during office hours. A number of security features will help you feel safe and secure, including a door-camera entry system.

The Local Area
The beautiful market town of Warminster is situated on the edge of the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty. It's a picturesque location that's surrounded by chalk downland and stunning natural beauty. Due to its semi-rural location, it's a popular retirement spot with walkers and ramblers who want to explore the beautiful countryside. It is also incredibly popular with history lovers as it contains many historic attractions. This includes Dents glove factory, which has made gloves for several royals, including a pair worn by Queen Elizabeth II for her coronation.

The town's pride and joy remains its tranquil lake. It's located in a park that also has a children's paddling pool, a skate park, tennis courts and a putting green. The park also leads to Smallbrook Meadows Nature Reserve, which is run by Wiltshire Wildlife Trust.

3 Crescent Place
Situated on the ground floor, this attractive south-facing apartment enjoys a delightful outlook over the beautifully landscaped gardens, with a glazed door from the living area opening directly onto a patio.

The well-designed open-plan layout combines a comfortable sitting area with a modern, well-equipped kitchen featuring integrated appliances and useful splashback panels around the sink (added by the current owner). There are two double bedrooms, with the principal bedroom benefiting from a walk-in wardrobe. The second bedroom offers excellent versatility and could alternatively be used as a separate dining room or hobbies room.

The modern bathroom features a walk-in shower, mirrored cabinet and additional rails. Further practical features include a separate airing cupboard/store housing the washer/dryer, enhanced with additional shelving, and a further walk-in storage cupboard with fitted shelving. The entrance hallway also benefits from handy coat hooks and key hooks.

Combining a practical layout with a sunny southerly aspect, useful storage and direct access to the beautifully maintained gardens, this apartment offers comfortable and versatile living in a pleasant setting.

Parking
Car parking space 'A' is included within the sale of no.3.

Additional Information & Services
• Full Fibre Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage

Social Lifestyle
The Communal Lounge is at the heart of the community at Crescent Place and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, Chair Yoga, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Landscaped Gardens
One of the main social hubs of Crescent Place is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

"The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction." – McCarthy Stone Homeowner

Service Charge
What your service charge pays for:

• House Manager who ensures the development runs smoothly
• All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
• 24hr emergency call system
• Monitored fire alarms and door camera entry security systems
• Maintaining lifts
• Heating and lighting in communal areas
• Contingency fund including internal and external redecoration of communal areas
• Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Service Charge: £5,323.61 per annum (up to financial year end 31/08/2027).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to .

Lease Information
999 Years from the 1st July 2023
No Ground Rent payable.

Moving Made Easy
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

• FREE Entitlements Advice to help you find out what benefits you may be entitled to .

• Part Exchange service to help you move without the hassle of having to sell your own home.

• Removal Services that can help you declutter and move you in to your new home.

• Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.







