



Spa Road Melksham SN12 7NS

- First floor retirement flat
- Well-equipped modern kitchen
- Beautiful communal gardens
- Two bedrooms
- Communal lounge
- Walking distance to town

£85,000 Leasehold



Hall

Electric storage heater, doors to bedrooms, bathroom and living room, two storage cupboards.

Living Room

10'3" x 14'10"

Window, electric radiator, door to kitchen.

Kitchen

8'9" x 7'10"

Fitted with a matching range of base and eye level units with worktop space over with underlighting, stainless steel sink, integrated slimline dishwasher, space for fridge/freezer and washing machine, built-in electric oven and electric hob, window.

Bedroom one

9'3" x 15'6"

Window, electric storage heater.

Bedroom two

5'11" x 11'3"

Window, electric storage heater.



Bathroom

6'11" x 5'9"

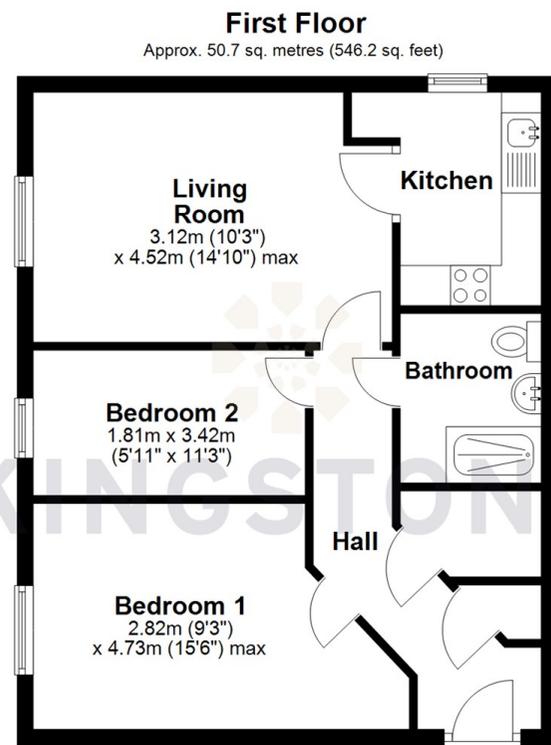
Fitted with three piece suite comprising, wash hand basin, shower enclosure and WC.

Outside

Communal gardens, communal lounge, laundry room with multiple washers and driers, lift for ease of access, car parking available for residents and visitors.



Local Authority **Wiltshire**
Council Tax Band **C**
EPC Rating **E**



Total area: approx. 50.7 sq. metres (546.2 sq. feet)



KINGSTONS

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.