Giffords Court

Lowbourne, Melksham SN12 7DY

- Second floor retirement flat
- New flooring throughout
- Generous-sized bedroom
- Walking distance to amenities
- Useful laundry room on-site
- Redecorated throughout
- Large, bright living room
- Located in town centre
- Communal lounge and gardens
- Viewing highly recommended

£75,000 Leasehold

Hall
2'8" x 6'7"
Doors leading to living room, bedroom, bathroom and two storage cupboards.

Living Room
11'7" x 16'6"
Window, electric radiator, double door leading to kitchen.

Kitchen
5'9" x 9'0"
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, space for under counter fridge and freezer, fitted eye level oven, built-in four ring electric hob, window.

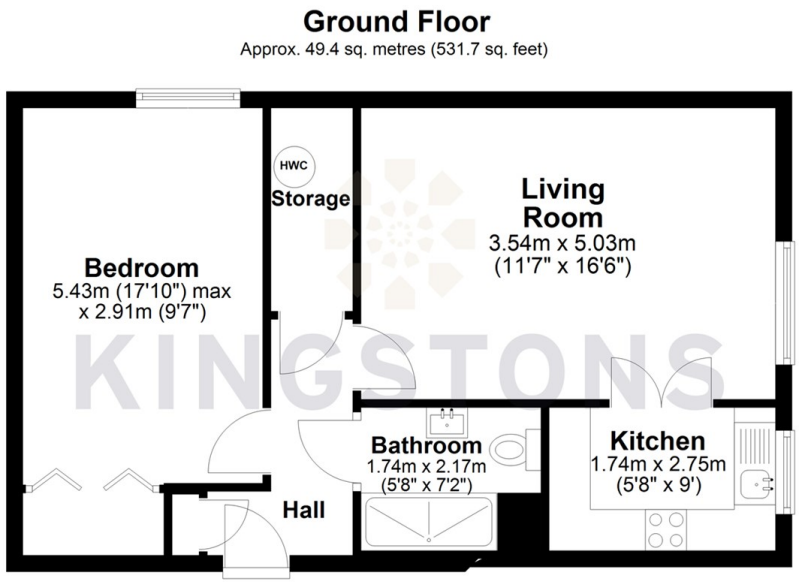
Bedroom
17'10" x 9'7"
Window, Built in wardrobe with folding doors, electric radiator.

Bathroom
5'9" x 7'1"
Fitted with three piece suite comprising wash hand basin, shower enclosure and WC.

Storage Cupboard
8'1" x 3'3"
Hot water cylinder and large storage space.

Outside
Communal areas including lounge, gardens and laundry room with multiple washers and driers. There is also a lift for ease of access.

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



Total area: approx. 49.4 sq. metres (531.7 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.