



**KINGSTONS**



## Wharf Court

Spa Road, Melksham SN12 7NS

- First-floor retirement flat
- Communal lounge area
- Convenient laundry room
- Near local amenities & Doctors surgery
- Two bedrooms
- Beautiful communal gardens
- Walking distance to town centre

**£80,000 Leasehold**



### **Hall**

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

### **Living Room**

10'3" x 14'10"

Window over looking communal garden, electric storage heater, opening to kitchen.

### **Kitchen**

8'9" x 5'10"

Fitted with matching range of base and eye level units, stainless steel sink, built in electric oven and hob, extraction fan, space for washing machine and fridge freezer. Window to side elevation over looking communal garden.

### **Bedroom One**

9'3" x 11'3"

Window over looking communal garden, electric storage heater.



**Bedroom Two**

5'11" x 11'3"

Window over looking communal garden area, electric storage heater.

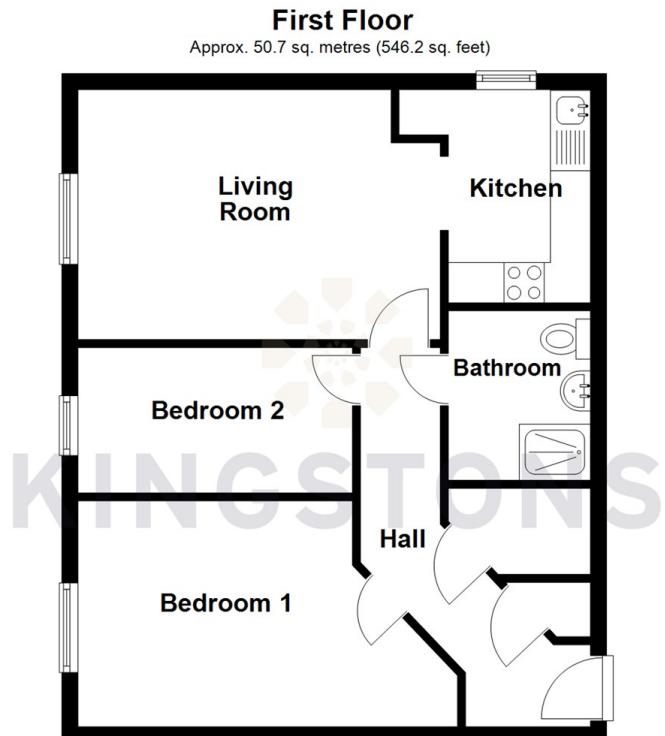
**Bathroom**

6'11" x 5'9"

Fitted with three piece suite comprising w/c, wash hand basin, shower enclosure.



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.