



Verbena Court

Melksham SN12 7GS

- Second floor flat
- Juliet balcony
- Allocated parking space
- Green space nearby, great for walks
- Open plan living area
- Double bedroom
- Local amenities on the doorstep

£140,000 Leasehold



Hall

Storage cupboard with hot water tank, radiator, doors to open plan kitchen/living area, bathroom and bedroom.

Living room area

Juliet Balcony with double door, radiator, open plan with kitchen.

Kitchen

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

Bedroom

12'8" x 10'6"

Large double bedroom, window & radiator.



Bathroom

6'11" x 5'11"

Fitted with three piece suite comprising bath with shower over, wash hand basin and WC, heated towel rail.

Outside

Allocated parking space, communal entrance.



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

Ground Floor

Approx. 44.8 sq. metres (482.1 sq. feet)



Total area: approx. 44.8 sq. metres (482.1 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.