



**KINGSTONS**



## Meadowsweet Place

Melksham SN12 7GW

- Ground floor with own entrance
  - Modern retirement complex
- Garden view with own patio area
  - Clean air system
- Close to doctors and shops
- Bedroom with walk-in wardrobe
  - Immaculately presented
  - Underfloor heating
- Short walk to town centre
- Quiet, peaceful location

**£210,000 Leasehold**





### **Hall**

6'7" x 9'7"

External door from communal hallway area, doors leading to bedroom, shower room, utility cupboard and lounge/diner.

### **Lounge/Diner**

20'3" x 10'4"

Patio doors opening to patio area and opening to kitchen.

### **Kitchen**

7'10" x 7'2"

Fitted with a matching range of base and eye level units, raised fitted oven and four ring electric hob with extractor hood over and window overlooking rear garden area.

### **Bedroom**

13'1" x 9'6"

Large window over looking rear garden area and door to walk-in wardrobe. Walk-in-wardrobe offers ample hanging and shelving space.



### **Shower Room**

6'11" x 7'1"

Fitted with three piece suite comprising wash hand basin, large, walk in shower enclosure and WC with electric heated towel rail.

### **Utility Cupboard**

Washer/dryer and hot water cylinder.

### **Additional Information**

This property benefits from underfloor heating throughout and clean air system.

The communal spaces offer a large lounge with kitchenette where lots of social events take place on a weekly basis.

Large garden areas and plenty of outdoor seating.

Refuse room, storage facilities, visitor parking for family & friends, House manager on site most days. Lift to upper floors for ease of access.

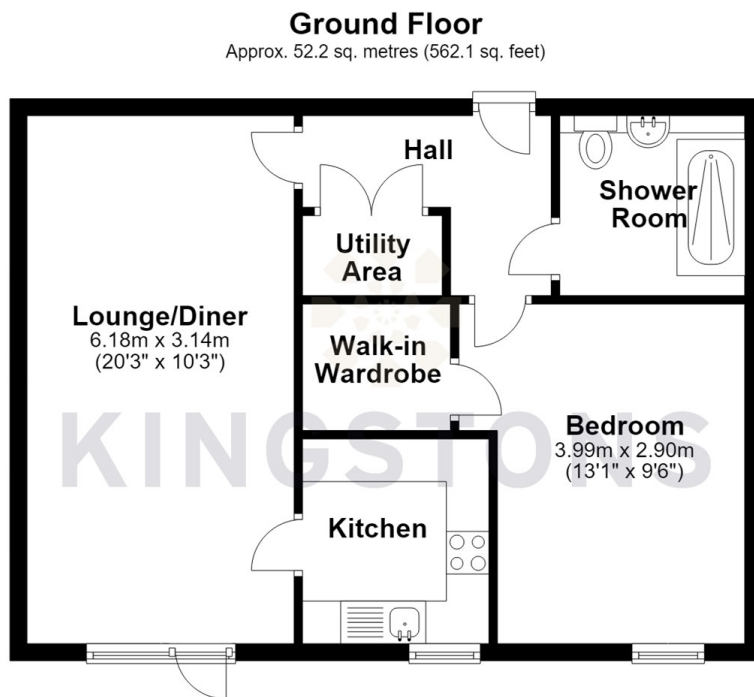
Guest Suite also available to hire at a small cost per night so friends or family can comfortably stay when visiting if required.

Tenure - 990 years remaining on lease.  
£250 ground rent £3144 service charges per year.

Optional extra - Allocated parking -  
£250 per year



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



Total area: approx. 52.2 sq. metres (562.1 sq. feet)



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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.

