



## Spa Road Melksham SN12 7NS

- Retirement apartment
- Spacious living room
- Beautiful communal gardens to enjoy
- Laundry room with washers and driers
- Two bedrooms
- Communal lounge for socialising
- Convenient car parking available
- Short walk to town centre

**£75,000 Leasehold**



### **Hallway**

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

### **Living Room**

17'2" x 11'11"

Window, electric storage heater, electric fire, door to kitchen.

### **Kitchen**

11'4" x 5'4"

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

### **Bedroom One**

10'4" x 9'11"

Window, electric storage heater.

### **Bedroom Two**

13'0" x 5'9"

Window, electric storage heater.



## Bathroom

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

## Outside

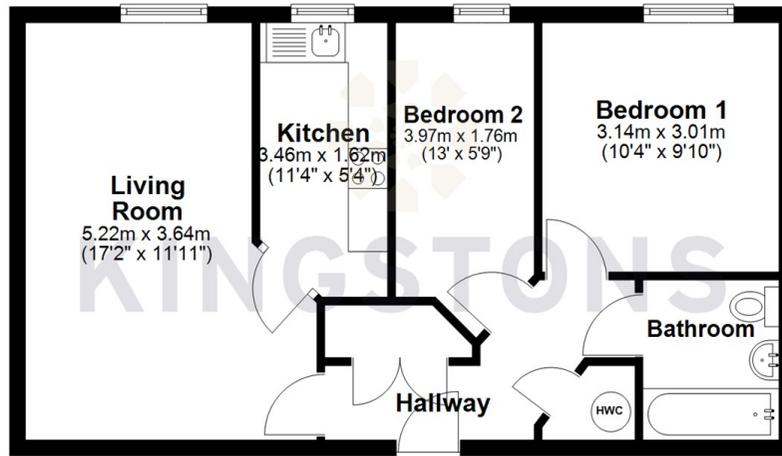
Communal garden and lounge, visitor and resident car parking available, communal laundry rooms with multiple washers and driers.



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

### Ground Floor

Approx. 50.3 sq. metres (541.0 sq. feet)



Total area: approx. 50.3 sq. metres (541.0 sq. feet)



**KINGSTONS**

**Melksham Office**

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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.