# 19 Giffords Court, Lowbourne

Melksham SN12 7DY

- First floor retirement flat
- Spacious living room
- Communal garden
- Immaculate condition throughout
- Juliet balcony
- Communal lounge

**Offers Over £70,000 Leasehold**

**Hall**
Two storage cupboards, doors to living room, bedroom and bathroom.

**Living Room**
16'10" x 10'2"
Juliet balcony with double doors, window to front elevation, electric radiator, door to kitchen.

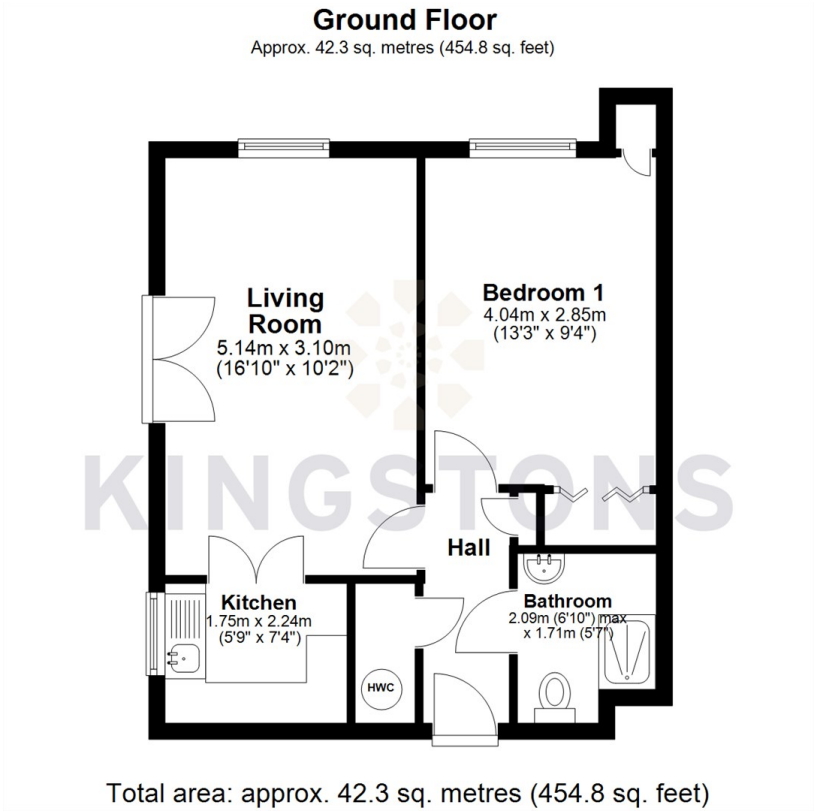
**Kitchen**
5'9" x 7'4"
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, space for fridge and freezer, built-in eye-level electric fan assisted oven, built-in four ring electric hob, window to side elevation.

**Bedroom One**
13'3" x 9'4"
Window to front elevation, storage cupboard, built in wardrobe, electric heater.

**Bathroom**
Fitted with three piece suite comprising wash hand basin, shower enclosure and WC, electric radiator.

**Outside**
Communal lounge and gardens, laundry room with washer & driers. Lift for ease of access.

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



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.