



## Bank Street , Melksham SN12 6LG

- Town Centre Location
- Double bedroom
- Gas Central Heating
- Permit Parking
- Close to shops and cafes
- Spacious open plan living/dining/kitchen
- Bathroom
- Double Glazing
- Modern flat on Bank Street
- Ideal for first-time buyers

**Asking Price £140,000 Leasehold**



## Location

Ideal first time purchase! Well presented first floor spacious one bedroom flat converted in 2017. Large open plan living area with modern kitchen area well equipped. Gas central heating and double glazed. An early inspection is advised in order to avoid

## Entrance Hall

Door from communal entrance hall. Doors to double bedroom, bathroom and opening kitchen/dining room.

## Kitchen/Living Room

24'7" x 16'9"

Two windows to the rear elevation. Range of wall and base mounted storage units with work surface over and inset stainless steel sink and drainer unit with mixer tap. Built in oven and separate inset electric hob with extractor hood over. Built in fridge/freezer, space for washer/dryer, two radiators and smoke alarm.

## Double Bedroom

13'8" x 10'3"

Two Velux windows to the rear elevation, large built in storage area, smoke alarm, radiator.

**Bathroom**

8'0" x 5'1"

Three piece suite comprising of low level w.c, bath with shower attachment, pedestal mounted hand wash basin, tiled floor, part tiled walls, shaver point, extractor fan, radiator.

**Parking**

A parking permit will be provided for one vehicle for the car park located to the rear of the property.

**Tenure**

Leasehold. 125 year lease from 2017.

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

### First Floor

Approx. 73.7 sq. metres (793.8 sq. feet)



Total area: approx. 73.7 sq. metres (793.8 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.