



KINGSTONS



Spa Road
Melksham SN12 7NW

Asking Price £97,000 Freehold





Location

Entrance Hall

13'6" x 5'6"

Door to side elevation, doors to living room, bedroom, cupboards and bathroom, electric heater.

Living Room

14'10" x 10'11"

Window to front elevation, door to kitchen and electric heater.

Kitchen

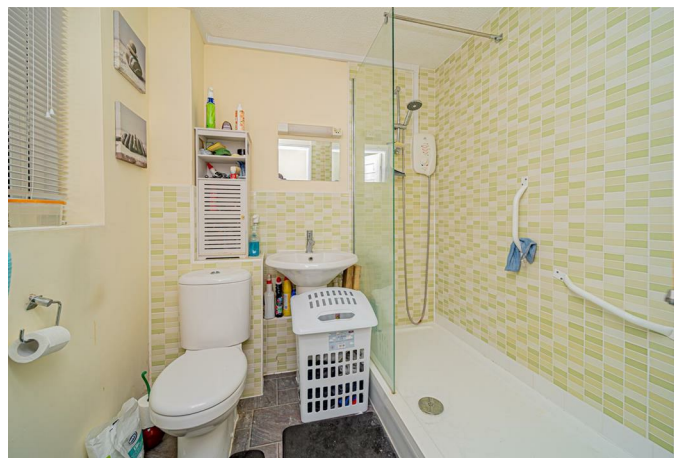
5'10" x 10'10"

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, space for washing machine, fridge/freezer and cooker and window to side elevation.

Bedroom

13'7" x 10'0"

Window to front elevation, built in wardrobe and electric heater.



ShowerRoom

6'2" x 6'5"

Fitted with a three piece suite comprising of double shower, pedestal wash hand basin and low level WC, window to side elevation, heated towel rail and extractor fan.

Tenure

Leasehold

123 years remaining

£2688 Annual Service Charge

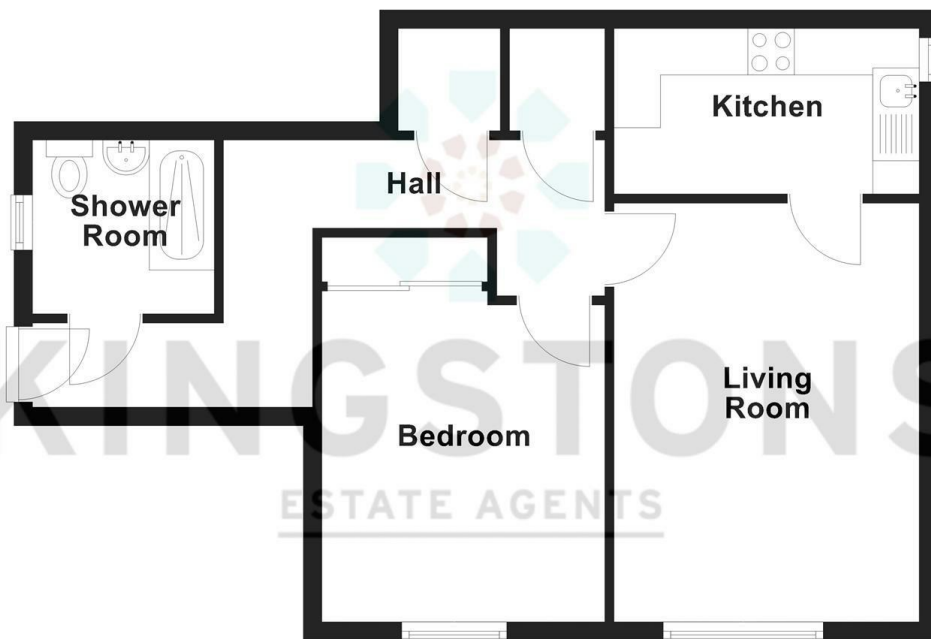
£60 Ground Rent



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

Ground Floor

Approx. 49.3 sq. metres (530.9 sq. feet)



Total area: approx. 49.3 sq. metres (530.9 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.