

for sale

£145,000



Verbena Court Melksham SN12 7GS

Located in the sought-after Verbena Court development, this modern one-bedroom First-floor flat offers the perfect blend of style and convenience. The property boasts an open-plan living space, seamlessly combining the lounge, dining, and kitchen areas. With a large double bedroom and family bathroom



Verbena Court Melksham SN12 7GS

Description

Located in the sought-after Verbena Court development, this modern one-bedroom First-floor flat offers the perfect blend of style and convenience. The property boasts an open-plan living space, seamlessly combining the lounge, dining, and kitchen areas to create a bright and versatile living environment. The spacious bedroom offers comfort and tranquility while the well-finished bathroom provides modern amenities. The property also benefits from an allocated parking space, ensuring convenience right at your doorstep.

Local Amenities:

Verbena Court is ideally situated for easy access to local amenities. Nearby, you'll find a range of shops, cafes, and restaurants within walking distance. For daily essentials, there are local supermarkets just a short drive away. Melksham town

centre is also close by, offering a wider selection of retail options, dining, and leisure facilities.

Transport Links:

The property enjoys excellent road links, with the A350 easily accessible and connecting you to the M4 motorway (Junction 17), ideal for commuting to Bristol, Bath, and Swindon. Melksham railway station is a short drive away, offering frequent services to London Paddington, Bath, and Bristol.

This well-presented flat at Verbena Court is perfect for first-time buyers, downsizers, or investors seeking a low-maintenance property in a well-connected location.



Accommodation

Hallway

Entrance door to front. Storage cupboard. Doors to all rooms. Radiator.

Kitchen/ Lounge / Diner

22' 9" x 9' 8" (6.93m x 2.95m)

French doors leading onto a Juliet balcony. Window to rear. Radiator.

The kitchen area is fitted with a matching range of base and wall units with complementary work surfaces over with inset sink and drainer. Plumbing for washing machine and dishwasher. Integrated oven and hob with cooker hood over.

Bedroom 1

10' 4" x 12' 4" (3.15m x 3.76m)

Window to front. Radiator.

Bathroom

Suite comprising low level WC, wash hand basin and bath with shower over.

Outside

Allocated Parking





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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59 Market Place
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Property Ref: CHM306034 - 0008

Tenure: Leasehold

EPC Rating: B

view this property online connells.co.uk/Property/CHM306034

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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