



Connells

Thornleigh, Spa Road
Melksham



Property Description

Ground Floor One Bed Retirement Flat in a development not far from Melksham Town Centre & Health Centre.

Entrance

Door opens to entrance hall. Doors to Bathroom, Bedroom & Open Plan Lounge / Kitchen. Built in airing cupboard with hot water tank, electric meter & further storage space.

Bathroom

Suite comprising walk in shower with screen to side, wall mounted shower, pedestal wash hand basin & low level wc. Tiled walls. Grip bars. Emergency pull cord. Wall mounted electric heater. Extractor fan.

Bedroom

13' max x 9' 9" max (3.96m max x 2.97m max)

Window to front aspect. Emergency call system. Built in wardrobe with mirrored doors.

Open Plan Living Area

19' max x 9' 10" max (5.79m max x 3.00m max)

Large open plan room with windows to both front & side aspects.

Kitchen

Comprising wall and base units with work tops over. Inset sink and drainer. Freestanding cooker. Space for appliances. Light to ceiling.

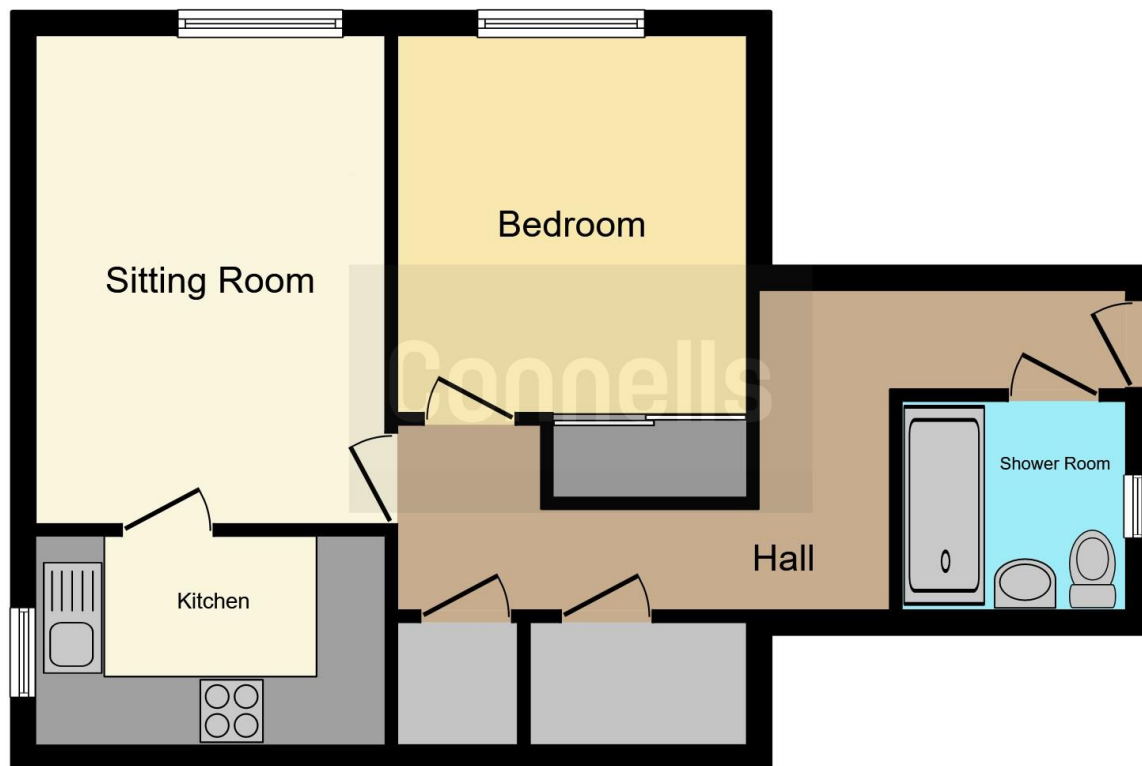
Lounge

Security entry system. TV & telephone points. Emergency call system. Storage heater.

Parking

Available on a first come first served basis.





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



To view this property please contact Connells on

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11 Fore Street
 TROWBRIDGE BA14 8HA

EPC Rating: D Council Tax
 Band: A

Service Charge:
 2700.00

Ground Rent:
 116.00

Tenure: Leasehold

view this property online connells.co.uk/Property/TWB307156

This is a Leasehold property with details as follows; Term of Lease 159 years from 01 Oct 1990. 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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