





Property Description

Situated in the heart of Melksham Town Centre, is this One Bedroom Flat with views over the Market Place to the front, where you are within easy reach of amenities.

Melksham offers a broad range of shops, bars & eateries

There is a regular bus service to surrounding areas along with good road links plus Melksham also has a train station if you need to go further.

Accommodation comprises Entrance Hall, Lounge, Kitchen, Bedroom & Bathroom.

Viewing highly advised in order to appreciate & secure.

Communal Entrance

Door from ground level. Stairs to all floors.

Entrance

Door form communal area. Doors to Lounge, Kitchen, Bedroom & Bathroom.

Lounge

15' 8" max x 14' 6" max (4.78m max x 4.42m max)

Sash windows to front aspect.

Kitchen

8' 1" max x 6' 5" max (2.46m max x 1.96m max)

Comprising a range of wall & base units with work surfaces & splashback tiling. Inset sink and drainer unit. Space for appliances including cooker. Extractor fan..

Bedroom

12' max x 11' 6" max (3.66m max x 3.51m max)
Sash window. Storage heater.

Bathroom

Suite comprising bath with shower over, pedestal wash hand basin & low level wc. Splashback tiling.

Parking

The property is afforded a parking space at the rear.





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
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EPC Rating: C Council Tax
Band: A

Service Charge:
2496.00

Ground Rent:
50.00

Tenure: Leasehold

view this property online connells.co.uk/Property/TWB307315

This is a Leasehold property with details as follows; Term of Lease 159 years from 01 Oct 1987. 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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