



Spa Road, Melksham
£110,000



19 Thornleigh Spa Road Melksham, SN12 7NW

SITUATION:

The property forms part of a retirement complex located within a short level walk of the town centre where the facilities include shops, library, general health care centres and bus services to neighbouring towns including Trowbridge, Bradford on Avon, Devizes, Corsham and Chippenham. The city of Bath, with its many facilities lies some 12 miles distance. Access to the M4 at Junction 17 is 3 miles north of Chippenham.

DESCRIPTION:

**** No Chain **** A first floor retirement apartment, located within this delightful retirement complex, tucked away within Melksham town centre. The property has its own private access and would benefit from a visit to appreciate all the property has to offer. The accommodation comprises of entrance lobby with stairs rising to hallway, Lounge overlooking pretty communal grounds and gardens, kitchen, two bedrooms and shower room. Further benefits include double glazing and communal parking. Built with the over 55's in mind, close to the town centre, yet tucked away.

ACCOMMODATION:

Front door:-

ENTRANCE HALL:

With stairs rising to first floor:-

HALLWAY:

With night storage heater, large shelved storage cupboard, airing cupboard housing immersion heater, entry phone, doors to:-





LOUNGE:

With Upvc double glazed window, night storage heater.

KITCHEN:

With Upvc double glazed window, range of fitted base and wall units incorporating stainless steel single drainer sink unit, space for cooker and fridge freezer, plumbing for automatic washing machine, part tiled walls.

BEDROOM ONE:

With Upvc double glazed window, built in double mirrored door wardrobe, wall mounted electric panel heater.

BEDROOM TWO:

With Upvc double glazed window, night storage heater, storage cupboard.

SHOWER ROOM:

With Upvc double glazed window, large corner enclosed shower unit, pedestal wash hand basin, low level w.c., heated towel rail.

OUTSIDE:

With pretty communal grounds and gardens.

TENURE:

Leasehold - 65 years remain

SERVICE CHARGES:

The current management charge is £304.61 per calendar month, along with a ground rent of £112.00 per annum

CODE: 26/7/2024

TO ARRANGE A VIEWING:

Please call 01225 706860 or email melksham@chasebuchanan.co.uk



Miscellaneous items

EPC: C
Council Tax: C
Utilities: All main services
Authority:
Tenure: Leasehold

Agents Notes

If any issue such as location, condition, specific access requirements, communications, proximity to amenities or transport hubs are of material importance to your decision to view then please discuss these priorities with our friendly team before making arrangements. Extensive information on all our properties can be viewed online at www.chasebuchanan.co.uk

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Independent Mortgage Advice

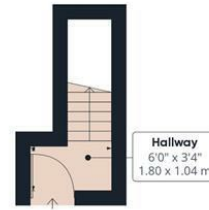
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- * They help walk you through the mortgage process, and costs involved, help you set your budget to suit your lifestyle and future plans
- * Their dedicated team are by your side throughout the property-buying journey

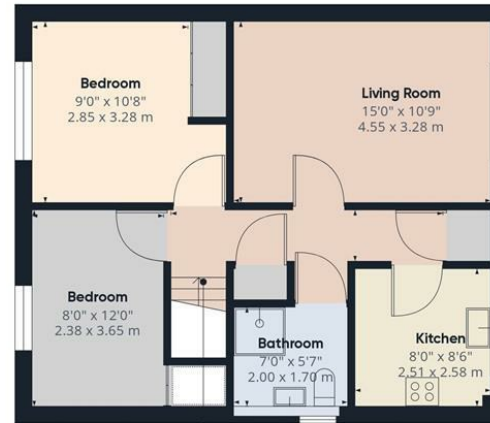
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Solicitor / Conveyancing Services

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Floor 0



Floor 1



Approximate total area¹⁾

614.73 ft²
57.11 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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T: 01225 706 860

E: melksham@chasebuchanan.co.uk

W: chasebuchanan.co.uk

A: 13 High Street, Melksham, Wiltshire, SN12 6JY

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