37 Giffords Court, Lowbourne

Melksham SN12 7DY

- No Chain
- Town Centre Location
- Plenty of Storage
- Retirement Property
- Communal Lounge and Gardens

£85,000 Leasehold

Location

Considerably larger than average! A spacious and well presented one bedroom second floor retirement apartment situated in the sought after Giffords Court complex close to local amenities. Having floor space similar in size to that of the two bedroom

Hall

External door, airing cupboard, utility cupboard, doors to bedroom, bathroom and living room with radiator.

Living Room

10'5" x 21'6"
Window to side elevation, two radiators and door to kitchen.

Kitchen

5'9" x 9'0"
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, extractor fan, space for fridge or freezer and washing machine with window to side elevation.

Bedroom One

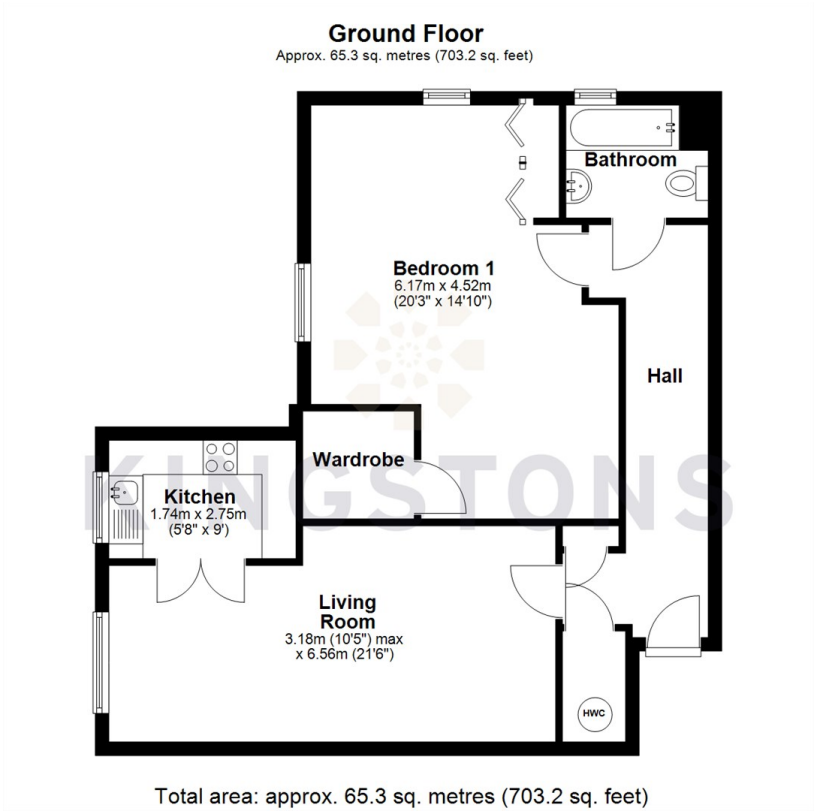
20'3" x 14'10"
Windows to side and rear elevation, fitted wardrobe, radiator and door to generous wardrobe.

Bathroom
Fitted with a three piece suite comprising bath with shower over with glass screen, wash hand basin and WC with window to rear elevation.

Outside
Communal parking, well maintained communal gardens with several seating areas.

Tenure
Leasehold. 125 year lease from 15/2/2003
Age Restrictions - 60 Years minimum age, though a spouse can be aged 55 if cohabiting with an over 60.

Local Authority **Wiltshire**
Council Tax Band **B**
EPC Rating **C**



KINGSTONS

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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.