



Wharf Court

Melksham SN12 7NS

- Retirement flat
- Nicely presented
- Parking available on-site
- Lift for easy access
- On convenient bus route
- Two good size bedrooms
- Overlooking garden area
- Communal lounge and laundry room
- Close to town centre

£92,500 Leasehold



Bedroom One

10'4" x 9'11"

Window over looking communal garden, electric radiator.

Bathroom

6'8" x 5'8"

Fitted with three piece suite with comprising shower enclosure, wash hand basin and WC.

Bedroom Two

13'0" x 5'9"

Window over looking communal garden, electric radiator.

Kitchen

11'4" x 5'4"

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, space for fridge freezer, built in electric oven and hob, window over looking communal garden.



Living Room

17'2" x 11'11"

Window over looking communal garden, electric fire and electric radiator, door to kitchen.

Hallway

5'3" x 6'6"

Electric radiator, two large storage cupboards, doors leading to living room area, bedrooms and bathroom.

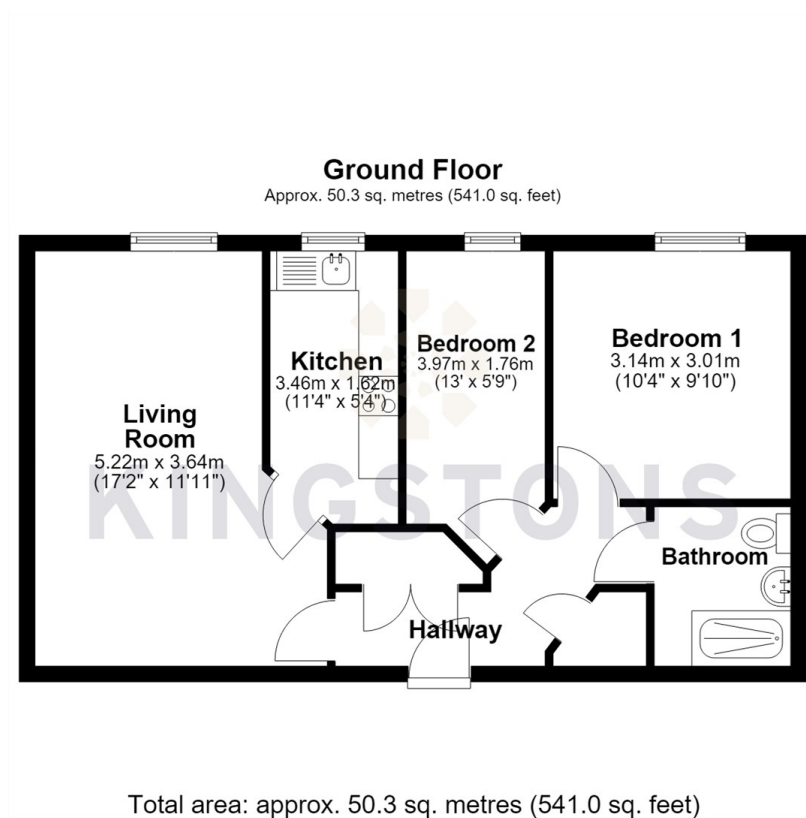
Outside

Large communal garden space, washing line area, communal lounge and communal laundry rooms with multiple washers and driers.

Lift to upper floors for ease of access along with a Stannah Stair Lift on one of the stairwells. Parking available.



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



KINGSTONS

Melksham Office

11 High Street, Melksham,
Wiltshire, SN12 6JR

Contact

01225709115
sales@kingstons.biz
www.kingstons.biz

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.