



## Canons Court Melksham SN12 6US

- Ground floor flat for those over the age of 55
- Town centre location
  - Wet room
  - Outside space
- Two good size bedrooms
- Walking distance to shops
  - Parking

**£180,000 Leasehold**



**Porch**

Door with opening to the lounge.

**Lounge**

Window to the front elevation, wall mounted electric heater, door to the kitchen, door to the inner hallway.

**Kitchen**

7'10" x 7'10"

Fitted with a matching range of base and eye level units with worktop space over, sink unit with mixer tap, space for fridge/freezer and washing machine, built-in oven, electric hob and window to rear elevation.

**Inner Hallway**

Two storage cupboards, doors to wet room and bedrooms.

**Wet Room**

Suite comprising shower area, pedestal wash hand basin, low-level WC and window to rear elevation.

**Bedroom One**

13'7" x 8'2"

Window to front elevation and wall mounted electric heater.

**Bedroom Two**

8'9" x 7'7"

Window to rear elevation and wall mounted electric heater.

**Outside**

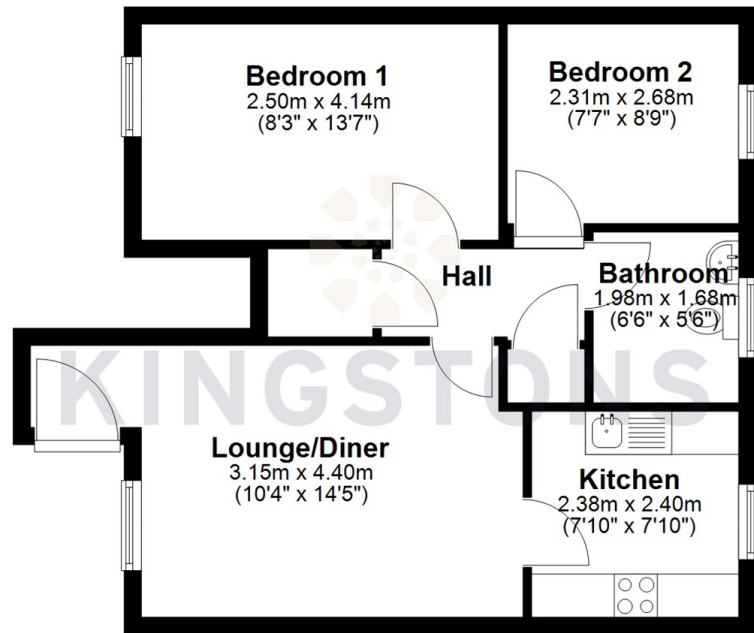
Outside space to include side and rear of property, external storage cupboard and parking available.



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

### Ground Floor

Approx. 46.6 sq. metres (502.1 sq. feet)



Total area: approx. 46.6 sq. metres (502.1 sq. feet)



**KINGSTONS**

**Melksham Office**

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#### Contact

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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.