



## Foundry Close Melksham SN12 8FD

- Two Bedrooms
- Communal Gardens
- Ideal for Commuters
- Close to Local Amenities
- Garage
- En-suite Main Bedroom
- Modern flat in Melksham

**£145,000 Leasehold**





### **Hall**

Storage cupboard, radiator and doors to bedrooms, open plan living and bathroom.

### **Open Plan Living**

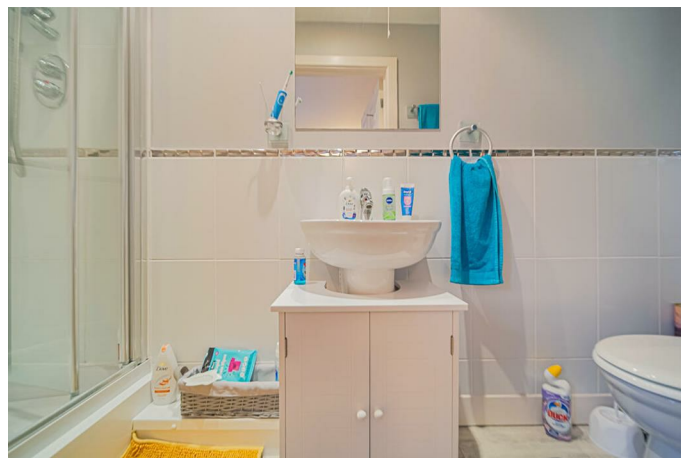
16'4" x 14'10"

Fitted with a matching range of base and eye level units with breakfast bar, 1+1/2 bowl stainless steel sink, integrated fridge/freezer, space for washing machine, fitted oven and four ring gas hob. Two windows to side elevation and two radiators.

### **Main Bedroom**

14'4" x 10'11"

Two windows to side elevation, fitted wardrobe and door to en-suite.



### **En-suite**

Fitted with three piece suite comprising shower with folding glass screen, wash hand basin and WC with radiator.

## Bedroom Two

16'4" x 9'3"

Window to side elevation and radiator.

## Bathroom

Fitted with three piece suite comprising bath with hand shower attachment, wash hand basin and WC, window to rear elevation and radiator.

## Outside

Garage and communal gardens to rear.

## Tenure

Lease term: 125 years (106 remaining)

Ground rent: £150 a year

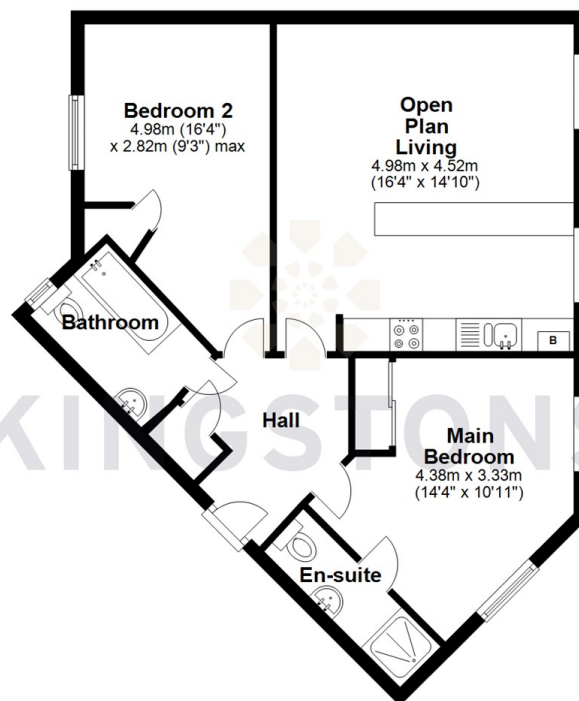
Service charge: £2,100 a year



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

### Ground Floor

Approx. 60.7 sq. metres (653.0 sq. feet)



Total area: approx. 60.7 sq. metres (653.0 sq. feet)



**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.