Flat 34 Wharf Court, Spa Road

Melksham SN12 7NS

- First floor retirement flat
- Short walk to town centre
- On bus route
- Laundry facilities
- Ideal for retirees
- Two bedrooms
- Close to local amenities
- Communal lounge and gardens
- Lift for easy access

£80,000 Leasehold

Hallway
3'11" x 6'6"
Radiator, double door, door to:

Living Room
17'2" x 11'11"
Window to overlooking the communal garden, electric storage heater, door to kitchen.

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 the communal garden.

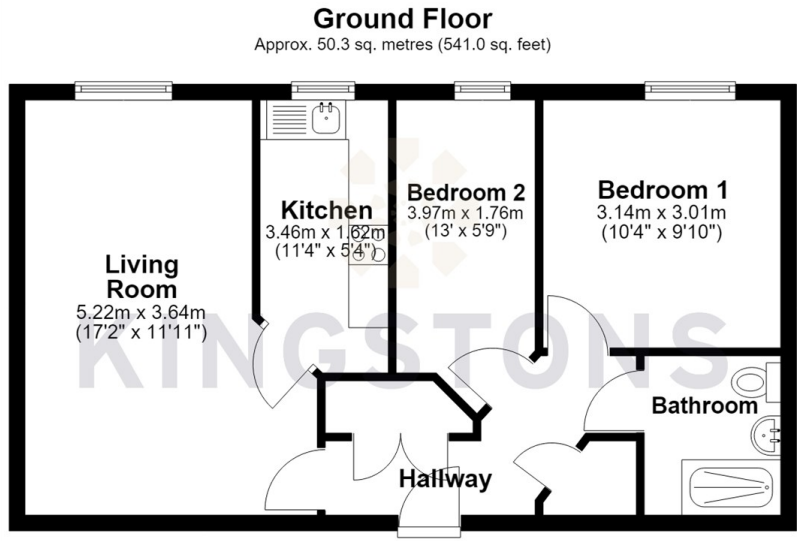
Bedroom One
10'4" x 9'11"
Window over looking communal garden, electric heater.

Bedroom Two
13'0" x 5'9"
Window over looking communal garden.

Bathroom
6'8" x 5'8"
Fitted with three piece suite with comprising shower enclosure, wash hand basin and WC.

Outside
Communal lounge and gardens, two laundry rooms with multiple washers and driers, hair salon, washing line area, allocated parking available on request, visitors parking available. There is a lift available to the first and second floors as well as Stannah Stair lift.

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



Total area: approx. 50.3 sq. metres (541.0 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.