



## Spa Road Melksham SN12 7NS

- Second floor retirement flat
  - Close to town centre
- Beautiful communal gardens
  - Parking available
  - Ideal for retirees
- No onward chain
- Communal lounge
- Convenient lift access
- Two cosy bedrooms

**£75,000 Leasehold**



### **Hall**

5'10" x 3'3"

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

### **Living Room**

10'3" x 14'10"

Window to side and front elevation window, electric radiator, door to kitchen.

### **Kitchen**

8'9" x 7'10"

Fitted with a matching range of base and eye level units with worktop space over with stainless steel sink, space for fridge/freezer and washing machine, space for electric cooker, window to front elevation.

### **Bedroom One**

9'3" x 15'6"

Window to side elevation, electric radiator.



## **Bedroom Two**

5'11" x 11'3"

Window to side elevation, electric radiator.

## **Bathroom**

6'11" x 5'9"

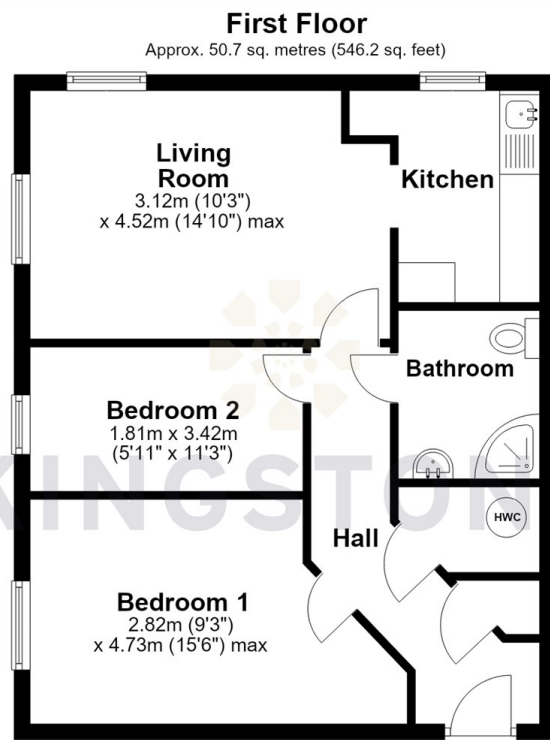
Fitted with three piece suite with comprising wash hand basin, shower enclosure and WC, heated towel rail.

## **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 **C**



Total area: approx. 50.7 sq. metres (546.2 sq. feet)



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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.