





Spa Road

Melksham SN12 7NS

- Two spacious bedrooms
- Spacious lounge/diner
- Parking available on-site
- Laundry rooms
- Walk-in shower
- Second floor flat with lift access
- Communal lounge and gardens
- Walking distance to town



£80,000 Leasehold







Hall
4'9" x 6'0"
Electric storage heater, doors to living/dining room, bedrooms, bathroom and two large storage cupboards. One of the storage cupboards houses a new Ariston water heater installed in 2025.

Lounge/Diner
17'1" x 12'0"
Window to side elevation, electric storage heater, electric fire, door to kitchen.

Kitchen
11'4" x 5'5"
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap, electric cooker, space for fridge/freezer and washing machine, window to side elevation.

Bedroom One
10'3" x 9'11"
Window to side elevation, electric radiator.

Bedroom Two
11'4" x 5'9"
Window to side elevation, electric radiator.

Bathroom
6'6" x 5'8"
Fitted with three piece suite comprising wash hand basin, walk in shower and WC, electric heated towel rail and heater, extractor fan.

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 for both visitors and residents.



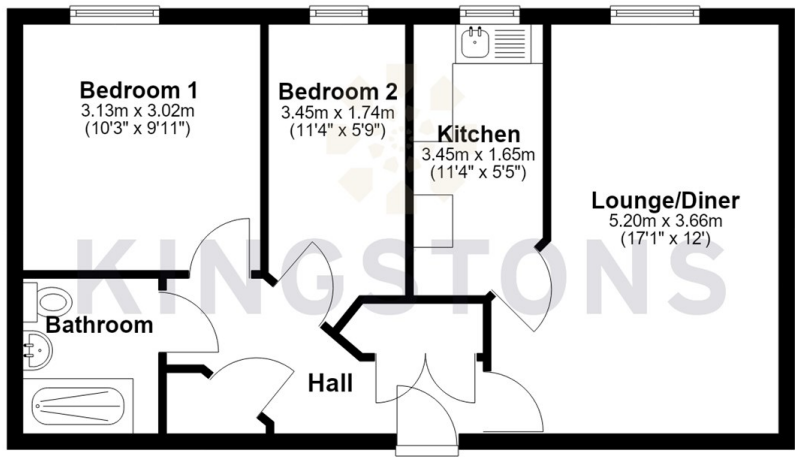




Local Authority **Wiltshire**
Council Tax Band **C**
EPC Rating **C**

Second Floor

Approx. 50.0 sq. metres (538.5 sq. feet)



Total area: approx. 50.0 sq. metres (538.5 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.