



First Floor Flat | Double Bedroom | Sitting Room | Kitchen | Bathroom | Double Glazing | Close To Amenities | Suit Cash Investors Only |

Lock and Key independent estate agents are pleased to offer this one bedroom first floor flat with accommodation comprising a sitting room, kitchen, a bedroom and a bathroom. Situated just off the town centre forming part of the conservation area and close to local amenities. Would suit cash buyers. No Chain.

Situation:

Just off the town in a conservation area is a mature road of mostly period properties, linking Bank Street to Lowbourne just off the town centre. The centre of Melksham has an excellent range of shopping and leisure facilities, including library and swimming pool. There are car parks nearby where residents permits can be acquired.

Accommodation:

Door opening to a communal Hallway with stairs leading to the first floor, further door to :

NB: Leasehold. We advise any purchaser to check the term of any lease with



their solicitors before exchange of contract.

Sitting Room: 13'1" x 11'3"

Double glazed window to front, television point.

Inner Hall:

Door to kitchen and door to:

Bedroom: 9'7" x 8'3"

Double glazed window to front.



Kitchen: 9'0" x 7'9" + recess

Dual aspect double glazed windows to front and side, a base unit with work surface over, stainless steel sink inset with tiled splash backs, inset electric hob with oven below and extractor above, wall mounted cupboard, radiator.

Bathroom:

Panelled bath with tiled splash backs, electric shower attached, low level W.C, pedestal wash hand basin, wall mounted fan heater. Cupboard.

Leasehold:

99 years from 2008

Ground rent £75 per annum.

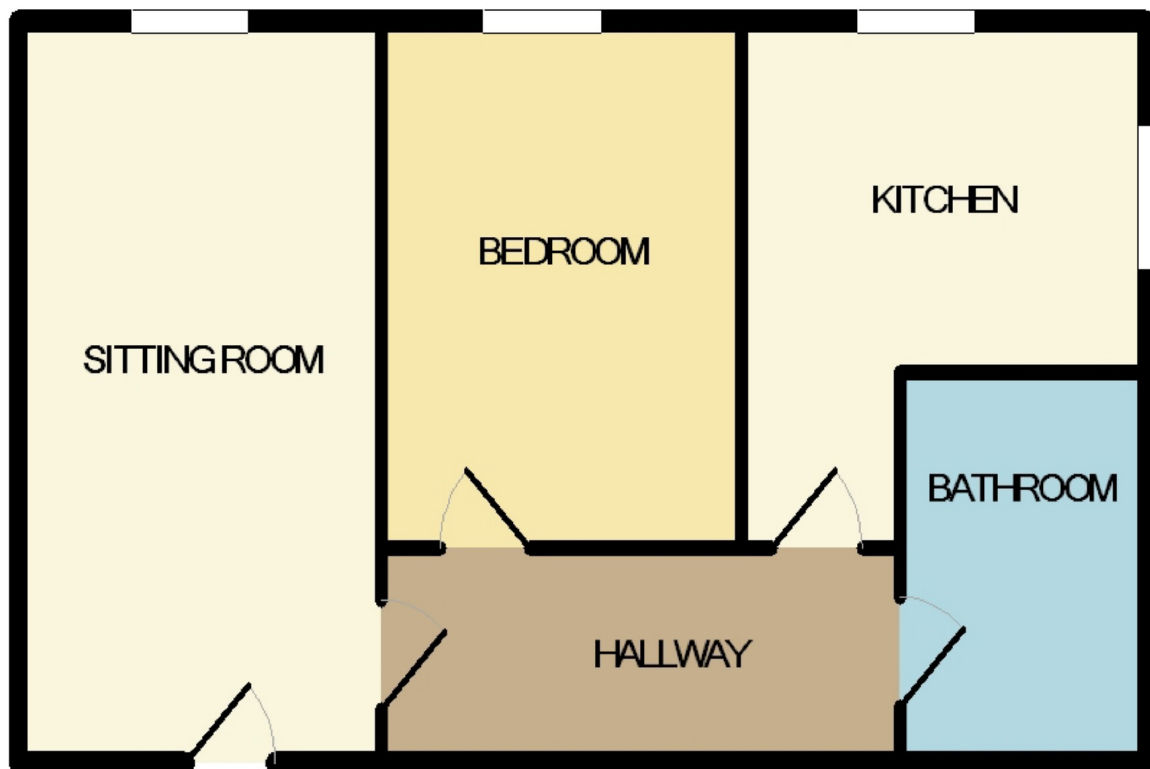
Directions:

From the agents office turn left into the High street and continue straight across the next roundabout into Bank street and take the next turning into Union street where the property can be found on the right hand side.

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give a representation or warrenty in respect of the property. Floor plan measurements and distances are approximate only and should not be relied upon. We have not carried out a detailed survey nor tested the services, appliances or specific fittings.

Price: £89950



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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