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**LOCK & KEY**  
*Estate Agents*



## 9 Verbena Court

Cranesbill Road, Melksham, SN12 7GS

Lock and Key independent estate agents are pleased to offer this smart one double bedroom apartment offering a fantastic opportunity for first-time buyers, downsizers, or investors. The accommodation is securely positioned on the top floor and comprises an entrance hall, fabulous 22ft open-plan kitchen / dining and sitting room areas creating a bright and airy living space, with doors opening onto a Juliette balcony. There is a well-proportioned double bedroom provides a peaceful retreat and the family bathroom is also stylishly finished. The apartment comes with a long 990 years left on the lease.

Externally allocated parking at the rear, excellent transport links and is perfect for those seeking a well-connected home. Ideally situated close to convenience shops, highly regarded primary school with an excellent Ofsted, pub/restaurant, football and rugby clubs, public transport, this apartment offers both comfort and practicality. Viewing is strongly Recommended. No Chain.

**£140,000**

# 9 Verbena Court

Cranesbill Road, Melksham, SN12 7GS

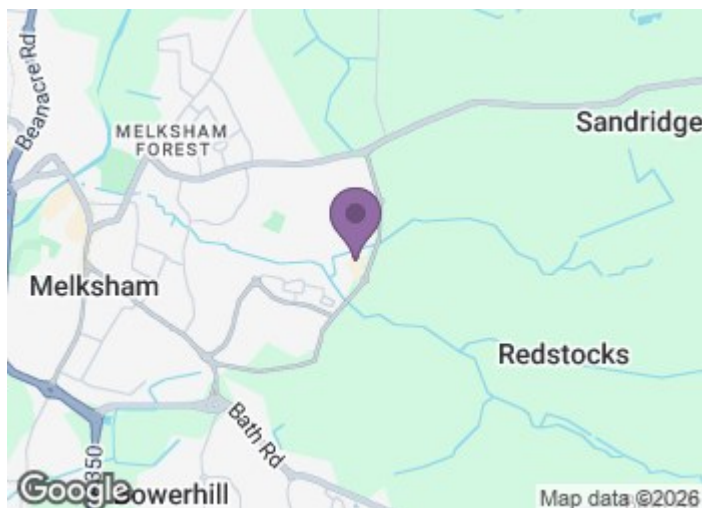


- Fantastic One Double Bed Apartment
- Super Open Plan 22Ft Kitchen / Dining Living Areas
- Well Proportioned Double Bedroom
- Modern Electric Heating
- Hall & Stylish Family Bathroom
- Close To Amenities & Transport Links
- Long Lease With 990 Years Remaining
- Ideal First Time Purchase or Downsizers
- Allocated Parking At Rear
- No Onward Chain - Just Move In

## Situation

## Lease Hold

## Ground Rent & Service Charge



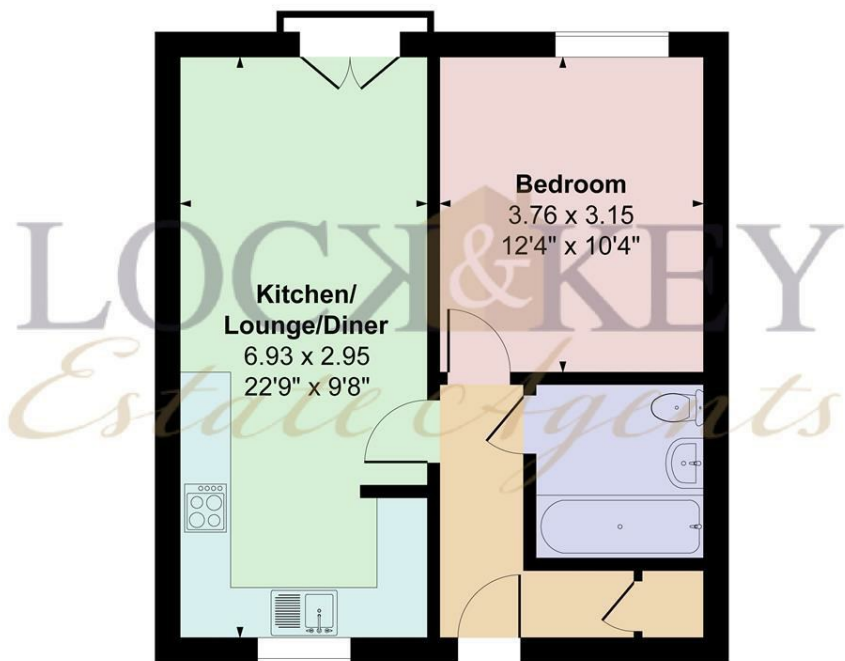
## Directions





Floor Plan

Verbena Court, Melksham, SN12 7GS  
Approximate Gross Internal Area  
Main House = 43 sq m (466 sq ft)



© Meyer Energy 2025. Drawn to RICS guidelines. Not drawn to scale.  
Plan is for illustration purposes only. All features, door openings, and window locations are approximate.  
All measurements and areas are approximate and should not be relied on as a statement of fact.

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 any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	