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**LOCK & KEY**  
*Estate Agents*



## Wharf Court Spa Road , Melksham, SN12 7NS

Lock and Key independent estate agents are pleased to offer this well presented two bed on the second floor retirement apartment situated within the popular Wharf Court development and within level walking distance of local amenities which makes this ideal for anyone who wishes to be closer to the town. Designed with the over 60s in mind, the complex provides a variety of communal facilities, ground and gardens. The accommodation comprises of an entrance hall, lounge/dining room, kitchen, two bedrooms and a shower room. The property further benefits from double glazing, electric heating, 24hr emergency care-line. Also located within the development is a residents lounge, laundry room and a hairdressers.

£80,000

# Wharf Court Spa Road

, Melksham, SN12 7NS



- Private Development & Retirement Apartment
- Living Room
- Communal Lounge & Gardens
- Apartment Leasehold - No Chain
- Second Floor, Two Bedrooms
- Fitted Kitchen
- Close To Amenities
- Hallway & Storage
- Shower Room
- Parking & Secure Entry System

**Situation** **Externally**

**Communal Entrance** **Agents Note**

**Hallway** **Service Charge**

**Living/Dining Room** **Tenure**

17'01" x 11'11" max (5.21m x 3.63m  
max)

**Kitchen**

9'01" x 5'04" (2.77m x 1.63m)

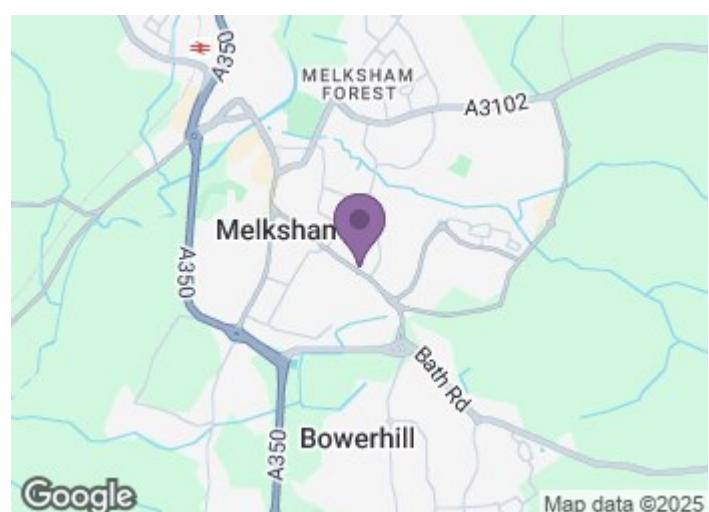
**Shower Room**

**Bedroom One**

10'04" x 9'10" (3.15m x 3.00m)

**Bedroom Two**

11'03" x 5'09" (3.43m x 1.75m)



**Directions**



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## Floor Plan

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	75	80
(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	