



2 Wharf Court , Melksham, SN12 7NS

Lock and Key independent estate agents are pleased to offer this rare opportunity to acquire this GROUND floor apartment within the ever popular Wharf Court retirement complex - set in an enviable position with a French door opening out from the lounge/diner into the central quartile gardens, double glazing, white shower suite, two bedrooms, fitted kitchen and pretty garden views.

Wharf Court is a lovely retirement complex just on the outskirts of the town centre, developed for the over 60's in mind, the development offers communal facilities to include large open lounge, kitchen, guest suite, laundry facilities and well presented pretty gardens.

The property has the further benefits of 24 hour alarm call service with a scheme manager or deputy on duty Monday to Friday. VIEWING IS ESSENTIAL TO FULLY APPRECIATE ALL THIS LOVELY PROPERTY HAS TO OFFER.

£110,000

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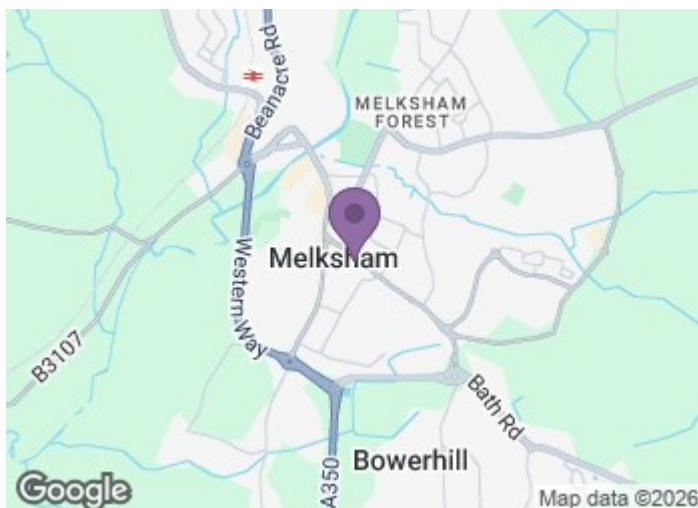
- Private Development & Retirement Apartment
- Ground Floor Flat
- Shower Suite
- Parking & Secure Entry System & No Chain
- French Door Into Garden
- Light & Airy Living Room
- Communal Lounge & Gardens
- Two Bedrooms
- Fitted Kitchen
- Close To Amenities

Situation

Agents Note

Service Charge

Tenure - Leasehold

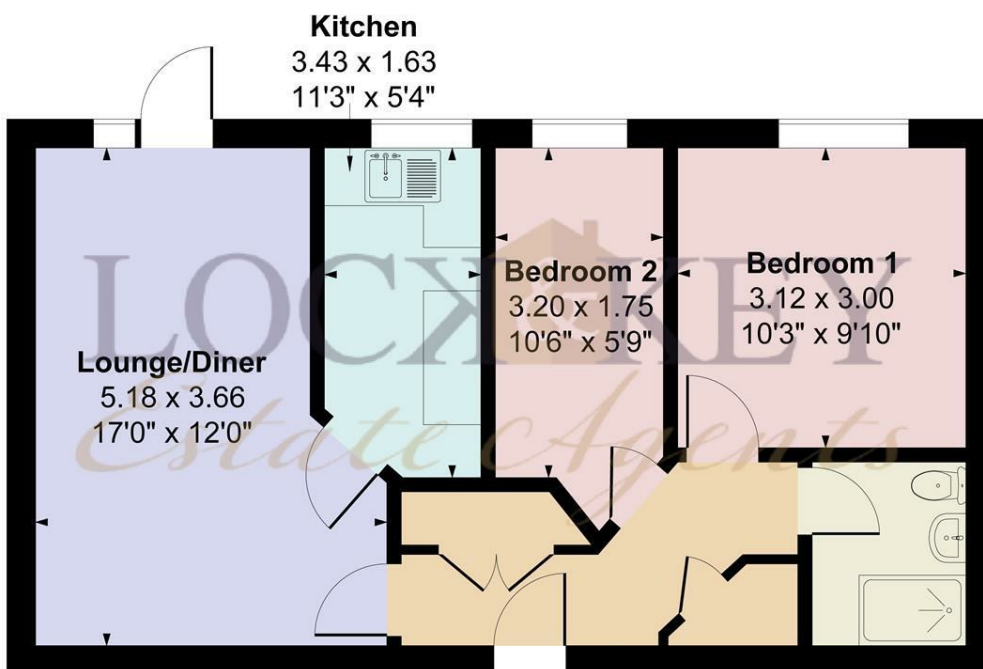


Directions



Floor Plan

Wharf Court, Spa Road, Melksham, SN12 7NS
Approximate Gross Internal Area
Main House = 50 sq m (540 sq ft)



© Meyer Energy 2026. 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 firm's 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		62	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	