



10 Wharf Court  
Melksham, Wiltshire, SN12 7NS

  
**KINGSTONS**

A ground floor two bed roomed retirement flat situated in Wharf Court a short walk away from the centre of Melksham. The accommodation comprises of entrance hall with storage cupboards, kitchen, living room, double bedroom, dining room / second bedroom and shower room. This development also offers a secure entrance system, allocated parking space with visitors parking, communal gardens, a communal lounge with regular social activities, communal laundry, electric heating and double glazing. Wharf Court has a minimum age restriction of 55 years for all occupiers.

£99,950



### Communal Entrance

Main entrance accessed using a fob through automatic security door, lift to upper floors, access to communal lounge, managers office and communal laundry. Other doors giving access to and from the gardens and carpark can be accessed using the fob including an access next to the door to no.10.

### Entrance Hall

Doors to storage cupboards, living room, bedrooms and bathroom, night storage heater.

**Living Room** 10' 3" x 14' 10" (3.12m x 4.52m)

Window to side elevation, opening to kitchen and storage heater.

**Kitchen** 8' 9" x 7' 10" (2.66m x 2.39m)

Fitted with a matching range of base and eye level units with worktop space over, 1 1/2 stainless steel sink unit with single drainer and mixer tap, integrated eye level electric fan assisted oven with microwave with grill function above, four ring electric hob with extractor hood above, space for fridge/freezer and window to rear elevation.

**Bedroom One** 9' 3" x 15' 6" (2.82m x 4.73m)

Window to side elevation, built in wardrobe and storage heater.

**Bedroom Two** 5' 11" x 11' 3" (1.81m x 3.42m)

Window to side elevation.

### Bathroom

Fitted with a three piece suite comprising of double shower enclosure with electric shower, manual seat and grab handles, pedestal wash hand basin and low level WC with tiled splashbacks, extractor fan and electric heater.



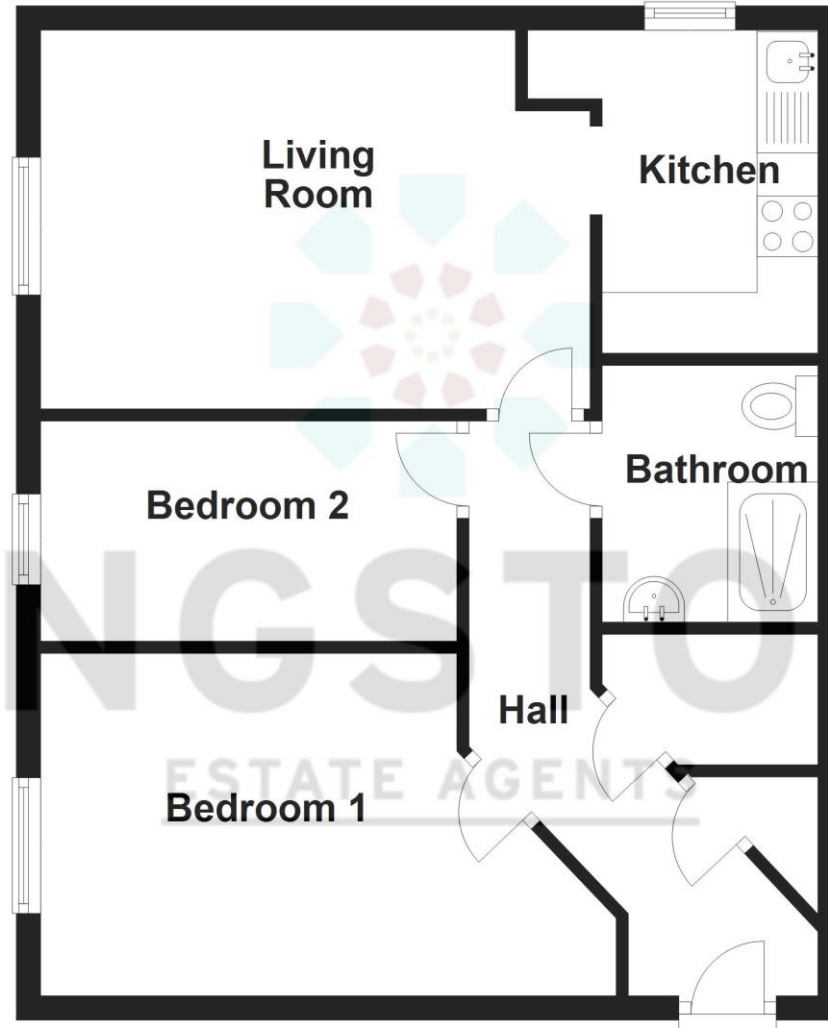
**Viewing:** Strictly by appointment through the agent **Kingstons**.

**Please Note:** Every care has been taken with the preparation of these details, but complete accuracy cannot be guaranteed. Some photographs maybe taken with a wide angle lens. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 71   c    |
| 55-68 | D             |         |           |
| 39-54 | E             | 48   E  |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## Ground Floor

Approx. 52.2 sq. metres (562.4 sq. feet)



Total area: approx. 52.2 sq. metres (562.4 sq. feet)