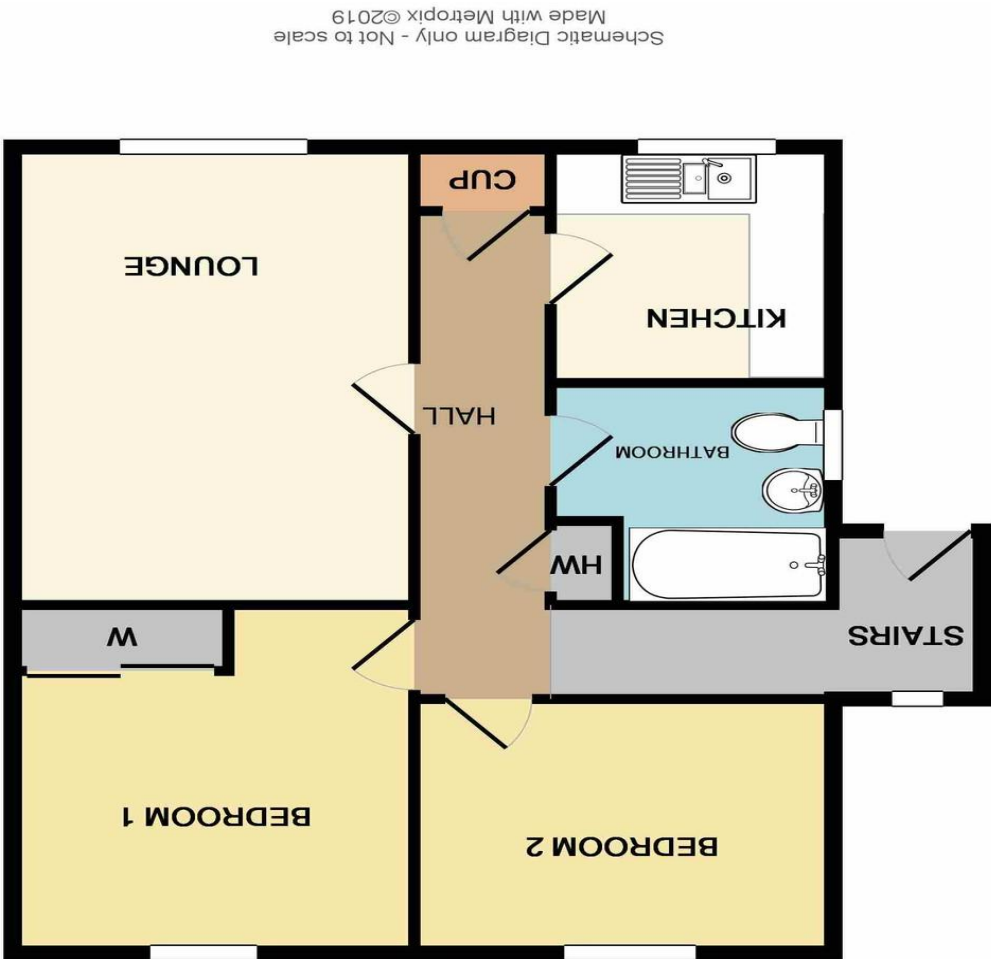
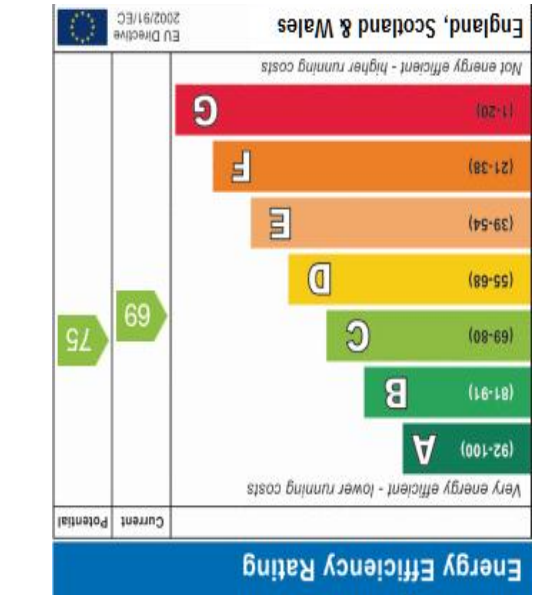


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Kavanagh

15 Thornleigh, Melksham,  
Wiltshire. SN12 7NW

£109,950

- Retirement Apartment
  - No Chain
  - Good order throughout
  - Two Bedrooms
- Sunny Lounge
  - Kitchen - Bathroom
  - Viewing Recommended
  - EPC: C (69)



**SITUATION:**

Tucked away within the centre of Melksham with its range of amenities including swimming pool/fitness centre, library and bus services to surrounding towns. Neighbouring towns include Calne, Corsham, Devizes, Bradford on Avon, Trowbridge and Chippenham with the latter having the benefit of mainline rail services whilst the Georgian city of Bath with its many facilities lies some 12 miles distant. Access to the M4 at junction 17 is 3 miles north of Chippenham.

**DESCRIPTION:**

Thornleigh is a delightful retirement complex located within a short level walking distance of the town centre, designed for the over 55's. The apartment is well presented and is situated on the first floor with it's own private entrance and stair lift (if needed for access). The first floor accommodation offers a bright and airy lounge, kitchen, two good bedrooms and a bathroom with shower over. The property further benefits from night storage heating, double glazing, no chain, communal grounds and parking. Viewing is essential.

**BEDROOM ONE:**

11' 01" x 11' 0" (3.38m x 3.35m) With double glazed window to rear overlooking the gardens, built in sliding, mirror fronted double door wardrobe with hanging and shelving space, night storage heater.

**BEDROOM TWO:**

11' 11" x 7' 07" (3.63m x 2.31m) With double glazed window to rear overlooking the gardens, night storage heater, shelved storage cupboard.

**DIRECTIONS:**

From the market place in the town centre proceed into Spa Road, after a very short distance bear left and Thornleigh can be found on the left hand side.

**ENTRANCE LOBBY:**

With front door, double glazed window, stairs rising to first floor, (stair lift).

**HALLWAY:**

With airing cupboard housing lagged cylinder, large storage cupboard, night storage heater, doors to:-

**LOUNGE:**

15' 0" x 11' 0" (4.57m x 3.35m) With double glazed window to front overlooking the gardens, night storage heater, four wall light points, coved ceiling.

**KITCHEN:**

8' 04" x 8' 02" (2.54m x 2.49m) With double glazed window overlooking the gardens, range of fitted base and wall units incorporating laminated work tops with rolled edge finish, stainless steel single drainer sink unit with cupboard under, space and point for electric cooker, plumbing for automatic washing machine, part tiled walls, extractor fan, Dimplex wall heater.

**BATHROOM:**

With double glazed window, roll down blind, panelled bathroom suite comprises:- bath with shower over, pedestal wash hand basin, low flush w.c., part tiled walls, Dimplex wall heater, light and shaver point.

**OUTSIDE:**

With communal gardens and parking.

**TENURE:**

Leasehold - 99 years (1990)

**SERVICE CHARGES:**

The service charge is £2,656.00 per annum.

**COUNCIL TAX:**

The property is in Band C with the amount payable for 2012/21 being £1749.41

**SERVICES:**

Main services of electricity, water and drainage are connected.

**CODE: 10035 8.8.2019**

**TO ARRANGE A VIEWING - PLEASE CALL 01225 706860 OR**

residentialsales@kavanaghs.co.uk

