



Scholars Way, Melksham
£165,500

Chase 
Buchanan

3 Scholars Way

Melksham, SN12 8FN

DESCRIPTION:

A most well presented ground floor, two bedroom apartment within a small modern complex, located on the Bath side of Melksham in the popular residential development known as George Ward Gardens. Built in 2016, still benefitting from the NHBC, this light and bright apartment is well decorated throughout and offers entrance hall, spacious lounge/diner/kitchen, two bedrooms and bathroom with the added benefit of double glazing, gas central heating and two allocated parking spaces.. Viewing is highly recommended to fully appreciate all this lovely apartment has to offer.

SITUATION:

Located within popular residential area on the outskirts of the town centre. Melksham has an excellent range of amenities for all including shops and supermarkets. The new Melksham campus, finished in 2022 provides a library, fitness centre, swimming pool and much more. Melksham provides easy access to the M4 corridor and has transport links including bus services and a train station to the neighbouring towns including Chippenham, Trowbridge, Bradford on Avon and the Georgian city of Bath lies some 12 miles distant. Direct train to London Paddington from Chippenham (1 1/2 hours).

ACCOMMODATION:

Communal entrance hall, leads to front door:-

HALLWAY:

With radiator, large storage cupboard, doors to:-





LOUNGE/DINER/KITCHEN:

With two Upvc double glazed windows to front, Upvc double glazed Juliet balcony to front, most attractive range of fitted base and wall units with laminated work surfaces, stainless steel one and half bowl sink unit with mixer tap and cupboard under, built in four ring gas hob with oven under and canopy extractor hood over, plumbing for automatic washing machine, wall mounted gas boiler supplying central heating and domestic hot water (not tested), radiator.

BEDROOM ONE:

With double glazed window to rear, radiator.

BEDROOM TWO:

With double glazed window to front, radiator.

BATHROOM:

With double glazed window, modern panelled suite comprises:- bath with shower over, low level w.c., pedestal wash hand basin, part tiled walls, chrome heated towel rail.

OUTSIDE:

Bin store and bike shed.

PARKING:

Two allocated parking spaces.

TENURE:

Leasehold 125 years (2016)

SERVICES:

Mains services of gas electricity, water and drainage are connected. Central heating is from a gas fired boiler (not tested by Chase Buchanan).

SERVICE CHARGES:

Management company is Remus - the service charge is approx. £1758.25 paid annual & ground rent approx. £250.00 paid annually.

Potential rental income - £750- £800 PCM

COUNCIL TAX:

The property is in Band A with the amount payable for 2023/24 £1486.41

CODE: 09/11/2023

TO ARRANGE A VIEWING:

To arrange a viewing please call 01225 706860 or email melksham@chasebuchanan.co.uk



Miscellaneous items

EPC: B
Council Tax: A
Utilities: All main services
Authority:
Tenure: Leasehold
Lease: Add text here
Ground Rent: Add text here
Service Charge: Add text here

Agents Notes

If any issue such as location, condition, specific access requirements, communications, proximity to amenities or transport hubs are of material importance to your decision to view then please discuss these priorities with our friendly team before making arrangements. Extensive information on all our properties can be viewed online at www.chasebuchanan.co.uk

Thinking of Selling or Letting ?

If you are thinking of selling or letting your home, Chase Buchanan would be pleased to provide free no obligation sales & lettings advice.

Independent Mortgage Advice

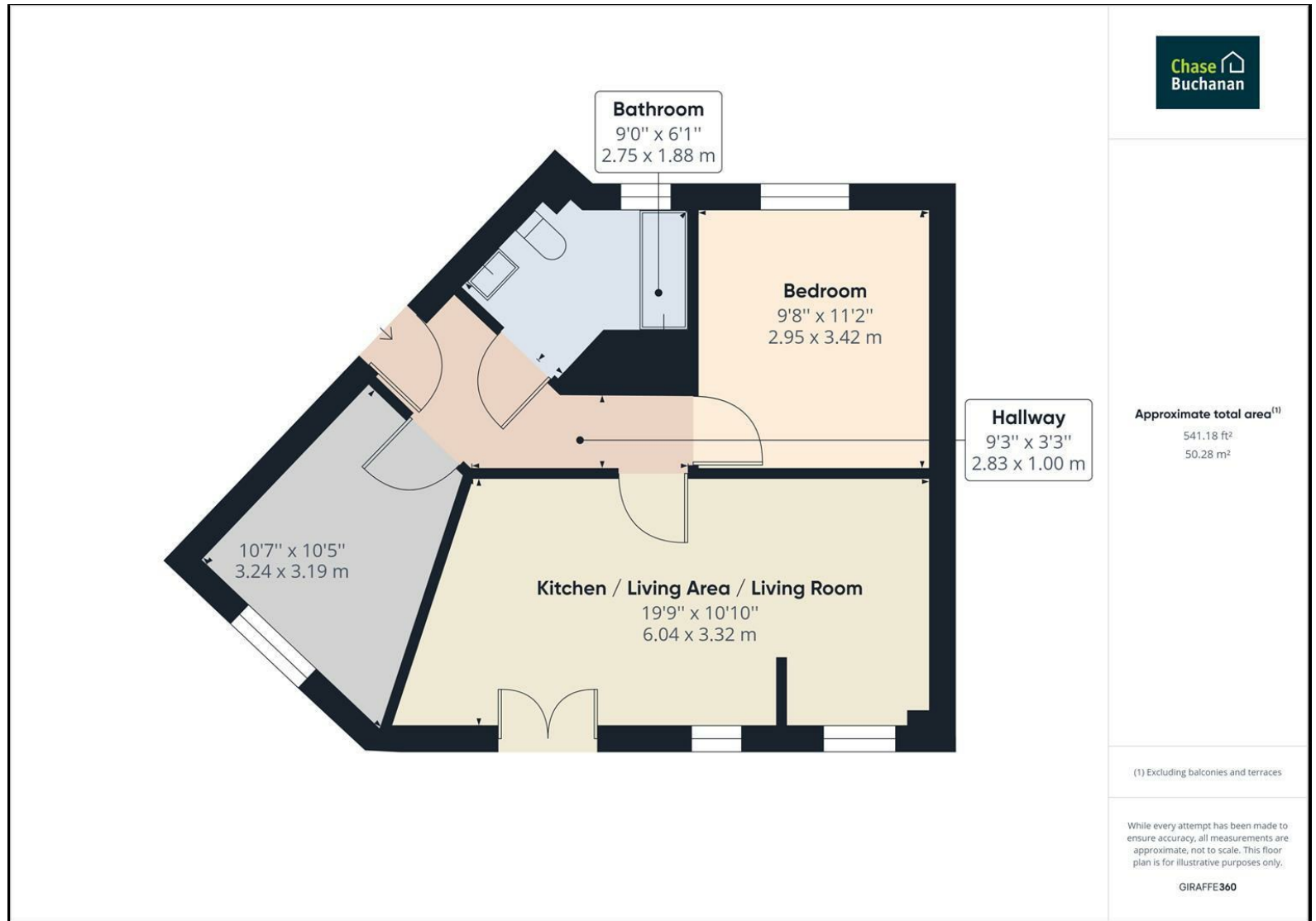
Chase Buchanan has a longstanding relationship with a firm of independent mortgage specialists with many years of experience who are members of The Industry Panel for Financial Advice (IPFA), which comprises some of the leading advisory firms in the UK mortgage market. They offer:

- * Free consultation meetings with no obligation
- * Access to exclusive mortgage products and deals
- * Truly independent advice with access to approximately 130 mortgage lenders
- * Face-to-face or telephone meetings at your convenience
- * They help walk you through the mortgage process, and costs involved, help you set your budget to suit your lifestyle and future plans
- * Their dedicated team are by your side throughout the property-buying journey

The service is friendly and straightforward. If you have already spoken to a mortgage adviser, it is still recommended to double-check you are being offered the best solution for your needs and circumstances. Please ask a member of our team to arrange a meeting.

Solicitor / Conveyancing Services

We have access to a panel of solicitors who operate on a no sale no fee basis. We can arrange a no obligation conveyancing quote to be emailed to you which clearly itemises the legal costs associated with selling a property in the UK. This could be useful for comparable purposes before formally instructing your chosen solicitor. Please ask a member of our team for further information.



Disclaimer: Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Chase Buchanan Agents nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice.

T: 01225 706 860

E: melksham@chasebuchanan.co.uk

W: chasebuchanan.co.uk

A: 13 High Street, Melksham, Wiltshire, SN12 6JY

Chase Buchanan