



Market Place, Melksham
£125,000



Flat 1 17/19

Market Place, SN12 6ES

SITUATION:

Set In the heart of the town, with views over the pretty Market Place, the property is within easy reach of a host of amenities in Melksham where facilities include Melksham Campus, recently completed, with a swimming pool/fitness centre and library. Bus/train services to surrounding towns. Neighbouring towns include Corsham, Calne, Bradford on Avon, Trowbridge, Devizes and Chippenham with the latter having the benefit of main line rail services. The city of Bath with its many facilities lies some ten miles distant and access to the M4 at junction 17 lies three miles north of Chippenham.

DESCRIPTION:

Sold with NO ONWARD CHAIN and located in a Grade II listed building, this first floor apartment has recently benefitted from being upgraded throughout, with many newly installed fittings and would make an ideal investment purchase. Further advantages include no age restriction and an allocated parking space. Double bedroom, bathroom, sitting room with twin sash windows, kitchen and bathroom. VIEWING ESSENTIAL TO FULLY APPRECIATE ALL THIS LOVELY PROPERTY HAS TO OFFER.

ACCOMMODATION:

Communal front door leads to:-

COMMUNAL ENTRANCE HALL:

With staircase leading to first floor, (Stairlift), landing and door to:-

HALLWAY:

With storage cupboard and doors to:-





SITTING ROOM:

With twin sash windows to front, wall mounted electric radiator, arch through to:-

KITCHEN:

Well fitted with a range of base and wall units, single bowl sink unit with drainer and mixer tap, built in twin glass electric two ring hob, built in oven under, automatic washing machine, (nearly new), built in fridge /freezer (brand new), part tiled walls.

DOUBLE BEDROOM:

With sash window to front, wall mounted electric radiator.

BATHROOM:

Modern white re fitted bathroom suite comprises:- panelled bath with Triton shower over, wash hand basin within vanity unit, low level w.c., light and shaver point, heated towel rail, recess shelving, cupboard housing hot water cylinder with immersion heater, supplying hot water, (not tested by Chase Buchanan).

OUTSIDE:

Allocated parking space.

CODE: 30/05/2024

TO ARRANGE A VIEWING:

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

CHARGES:

The annual service charge payable annually is approx. £1518.00 (24/25).

There is also a ground rent payable annually approx. £50.00.



Miscellaneous items

EPC: D
Council Tax: A
Utilities: Mains Electric, water, drainage
Tenure: Leasehold
Lease: Tbc
Ground Rent: £50.00 per annum 2024
Service Charge: £1518.00 per annum 2024

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

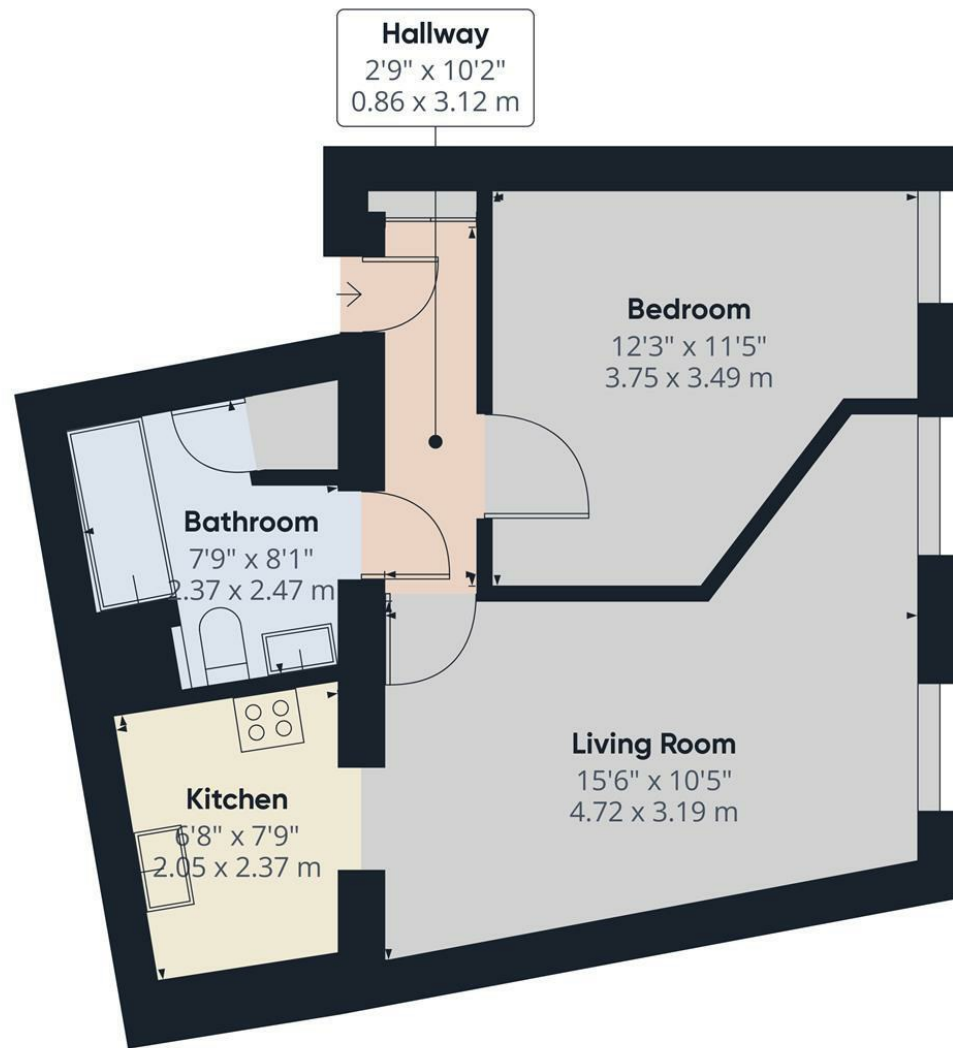
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- * Free consultation meetings with no obligation
- * Access to exclusive mortgage products and deals
- * Truly independent advice with access to approximately 130 mortgage lenders
- * Face-to-face or telephone meetings at your convenience
- * They 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.



Approximate total area[®]

428.95 ft²
39.85 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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