



Turners Court, Melksham  
£140,000



# 1 Turners Court

## Melksham, SN12 8FE

### **Situation:**

The property is situated close to local amenities and is just a short way from the centre of Melksham.

Melksham town centre offers an excellent range of amenities for all including a library, shops and supermarkets. The new Melksham campus finished in 2022, provides fitness centre, library, 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.

### **Description:**

A great opportunity to purchase a ground floor two bedroom apartment with allocated parking. Being close to the town centre, train station and local amenities this is a perfect starter home or investment buy. The property comprises of entrance hall, open plan living space and kitchen, two good size bedrooms, En-suite shower room to master and family bathroom. No Chain!

### **Accommodation:**

#### **Communal entrance:**

Communal front door into hallway and stairs to first floor. Entrance door into the apartment.



**Entrance hall:**

With radiator, doors to rooms and storage cupboard housing the hot water tank.

**Open Kitchen/Living Room:**

A fully fitted kitchen with a range of wall and base units with work surfaces, four ring gas hob with oven under and extractor over, one and a half bowl stainless steel sink with drainer, integrated washing machine, dishwasher, integrated fridge/freezer, cupboard housing the gas boiler, two radiators and double glazed window to front.

**Bedroom One:**

With radiator and two double glazed windows to front.

**En-suite:**

With shower cubicle, low flush WC, wash hand basin, radiator, extractor fan and wall cupboard.

**Bedroom two:**

With double glazed window to front, radiator and storage cupboard.

**Parking:**

There is one allocated parking space.

**Tenure:**

Leasehold - 125 years from 2006

**Service charges:**

Service charge is approx. £1,560 per annum, Annual ground rent of approx £160 per annum

**Services:**

Main services are connected.

**Council tax:**

The property is a Band A with the amount payable for 2024/25 being £1501.26.

**To view this property:**

Please call or email



### Miscellaneous items

EPC: C  
Council Tax: A  
Utilities: All main services  
Tenure: Leasehold

### 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](http://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.



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