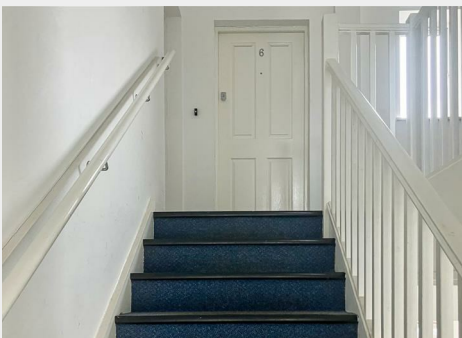


6 Bolwell Place, Melksham, Wiltshire, SN12 7FB

Auction Guide Price +++ £50,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 17TH JUNE 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- JUNE LIVE ONLINE AUCTION
- LEASEHOLD PURPOSE BUILT FLAT
- 1 BED | FIRST FLOOR
- RESI INVESTMENT | £7,920 pa
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – JUNE LIVE ONLINE AUCTION – A Leasehold 1 BED FIRST FLOOR FLAT (495 Sq Ft) in purpose built block | RESI INVESTMENT - £7,920 pa

6 Bolwell Place, Melksham, Wiltshire, SN12 7FB

Accommodation

FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 6 Bolwell Place, Melksham, Wiltshire, SN12 7FB

Lot Number 15

The Live Online Auction is on Wednesday 17th June 2026 @ 12:00 Noon
Registration Deadline is on Friday 12th June 2026 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can choose to bid by telephone, proxy or via your computer.
Registration is a simple online process – please visit the Hollis Morgan auction website and click “REGISTER TO BID”

GUIDE PRICE RANGE

The vendors have issued a guide price range of £50,000 - £70,000 for this lot.

THE PROPERTY

A Leasehold one bedroom flat (495 Sq Ft) located on the first floor of this purpose built block with an allocated off street parking space.
Sold subject to existing tenancy.

Tenure - Leasehold | 125 years with 101 years remaining.

Ground Rent - £100 PA

Service Charge - £650 PA

Please refer to the Legal Pack for more details on fees and services.

Council Tax - A

EPC - C

THE OPPORTUNITY

RESIDENTIAL INVESTMENT | £7,920 pa

The flats is let on a 12 month AST contract from 19th July 2025, converting to an Assured Periodic Tenancy effective 01/05/26, under the Renters Rights Act 2026

The rental income is £660 pcm | £7,920 pa

Please refer to the online legal pack for copy of the lease.

Please note there are service charge and ground rent arrears - please refer to the online legal pack for further information.

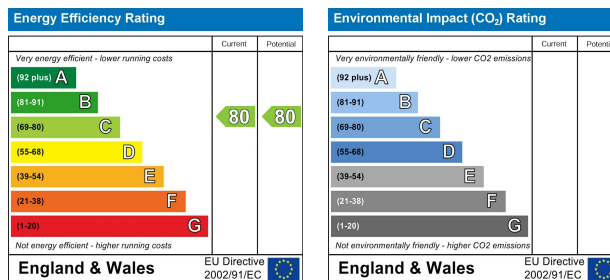
LOCATION

Melksham is a former market town which has variety of shopping, leisure facilities, primary and secondary schools and supermarkets. Situated only 12 miles south of the M4 motorway, Melksham has good bus routes, road and rail links to Chippenham and by train onto Bath, Bristol and London. The Georgian city of Bath, (c.11 miles) and the ever expanding town of Chippenham and Trowbridge (c.6 miles) offer a comprehensive range of facilities and access to the M4 Motorway via junctions 17 and 18 respectively. Melksham is an ever expanding town with facilities matching the number of property developments planned and under construction. Station Approach is a small cul de sac a short walk of the town and within 100 meters of the railway station.

Floor plan



EPC Chart



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Clifton

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Auction Property Details Disclaimer

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact.

Please refer to our website for further details.