



High Street, Melksham
Melksham, SN12 6JY

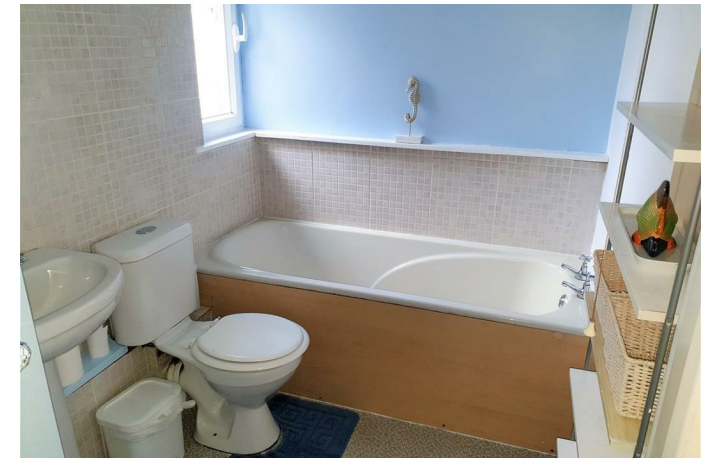


49a High Street, Melksham, Wiltshire,
SN12 6JY

2 Bedroom flat situated in the heart of the town
centre and ideal for investment.

- For Sale By Online Auction
- Thursday 1st April 2021
- Lot 12
- Guide Price £65,000+
- High Street Location
- 2 Bedrooms

£65,000



LOT 12
FOR SALE BY ONLINE AUCTION
THURSDAY 1ST APRIL 2021
GUIDE PRICE £65,000+

2 Bedroom flat situated in the heart of the town centre and ideal for investment.

Situation & Description

2 Bedroom flat situated in the heart of the town centre and ideal for investment.

A bustling market town, Melksham (c.2 miles) has a number of supermarkets including Waitrose, Sainsbury's and Asda as well as a variety of shopping, leisure facilities and schools.

Situated only 12 miles south of the M4 motorway, Melksham has good bus road and rail links. The Georgian city of Bath (c.14 miles) and the ever expanding town of Chippenham (c. 6 miles) offer a comprehensive range of facilities and access to the M4 Motorway via junctions 17 and 18 respectively and mainline rail links to Bristol, Swindon and London Paddington.

Located on the first floor with just one other flat sharing the entrance. The flat has spacious accommodation comprising; a hallway, living room with kitchen area, 2 double bedrooms and a bathroom with shower cubicle.

Potential rental income of about £550 per calendar month which equates to about £6,600 per annum.

The flat is leasehold with a 99 year lease commencing 2nd July 2001. There is no ground rent and the maintenance cost has been in the region of £174 per annum recently.

The flat is off the High Street with the entrance just to the right of Costa.

Legal Pack

You can download the legal packs via our website www.strakers.co.uk and going to the auction home page by using the services heading at the top of the page. Click on the light blue tab under the next auction date displayed on the calendar. This will produce a lot list, select a lot of interest, this pulls up further details on the property - on the right under the photos click View Legal Documents - You will need to sign-up by entering your email address and creating a password the first time but this will stay valid for all of our future auctions. The legal pack may not be available straight away, but as long as you have registered to receive it you will be notified as soon as it is available.

Reserve & Guide Price

Generally speaking Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Virtually every property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

+ Fees

If you are the successful bidder, you will then be asked to sign the auction contract and pay a 10% deposit and a buyers fee of £600 including VAT on any Lots purchased at or below £99,999 or £1,200 including VAT on any lots purchased at £100,000 or above.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

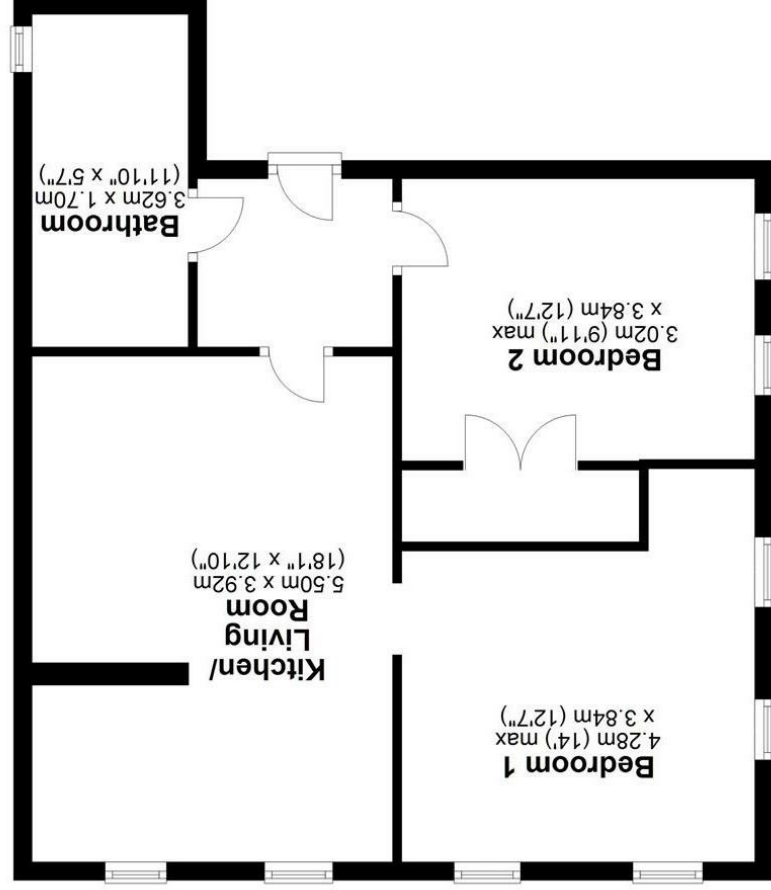


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Floor Plan
Approx. 61.4 sq. metres (661.4 sq. feet)

Illustration for identification purposes only, measurements are approximate, not to scale.
Plan produced using PlanUp.