



The Links, Hawthorn, Corsham  
Corsham, SN13 0NX



21 The Links, Hawthorn, Corsham,  
Wiltshire, SN13 0NX

Ground floor 1 bedroom flat providing a fantastic investment opportunity. Potential rental income of about £575 per calendar month which equates to about £6,900 per annum.

- For Sale By Online Auction
- Thursday 1st April 2021
- Lot 05
- Guide Price £85,000+
- 1 Bedroom
- Ground Floor
- Excellent Condition

£85,000



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THURSDAY 1ST APRIL 2021  
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#### Situation & Description

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Corsham is a pretty and historic town of architectural significance located on the southern fringes of the Cotswolds, an area of outstanding natural beauty and some 8 miles North East of the fine Georgian City of Bath. The town, noted for its fine High Street, has a wealth of beautiful and historic buildings dating from the 16th Century such as the Alms House and the historic Corsham Court with its landscaped open parkland.

Corsham caters for most day to day needs with a range of national and bespoke shops, coffee houses, boutiques, restaurants and a variety of public houses. There are very good Primary and Secondary schools and the new Corsham Leisure Centre.

Communications are excellent: Bath, Bristol and Swindon are all within easy motoring distance; there are fast road links to London and the West Country via the M4 motorway (J17 and 18 approximately 15 - 20 minutes away); and main line rail services are available from either Bath or Chippenham to Bristol Temple Meads and London Paddington.

Situated on a small residential estate towards the outskirts of town. In excellent condition throughout the flat which has its own private entrance comprises of a living room, kitchen, bedroom and bathroom. There is double glazing and electric heating. Allocated parking space to the front.

The flat has over 900 years left on the lease with a service charge of £72pcm and a ground rent of £25pcm (not currently being collected).

From Corsham proceed towards Bath on the A4 and turn left onto Bradford Road. Continue until the groundouts are reached and turn left onto Westwells Road. Take the first left into The Links and the flat is on the right.

#### Viewings

To arrange a viewing, contact: Corsham office 01249 712039

The viewing slots are in 45minutes/ 1 hour blocks split into 15 minute slots twice a week.

Whilst we are working towards a time where we can get back to full capacity, we will be prioritising proceedable buyers and tenants in the first instance.

Only 2 adults from the same household to attend, no children are permitted please.

Viewings will last a maximum of 15 minutes.

Do not enter the property until it has been completely opened up by the member of staff and they have given you permission. Staff and customers to wear face coverings and gloves.

Where possible, all doors will be opened and lights switched on prior to the viewing.

Customers should avoid touching anything in the property and should inform the staff member if they do.

Staff and customers are to please adhere to the 2m social distancing rule and to respect each other's personal space and needs.

Door handles and surfaces will be wiped down after each appointment.

If you have any concerns with any of the guidelines above, please contact the relevant Strakers office and we would be happy to discuss them with you and hopefully put you at ease.

#### Legal Pack

You can download the legal packs via our website [www.strakers.co.uk](http://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.



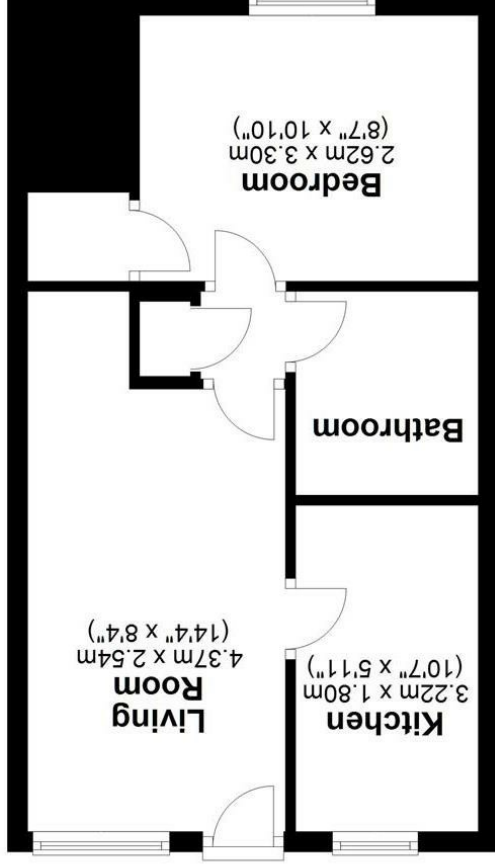
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Tel: 01249 712039

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



Approx. 35.8 sq. metres (385.8 sq. feet)

### Floor Plan