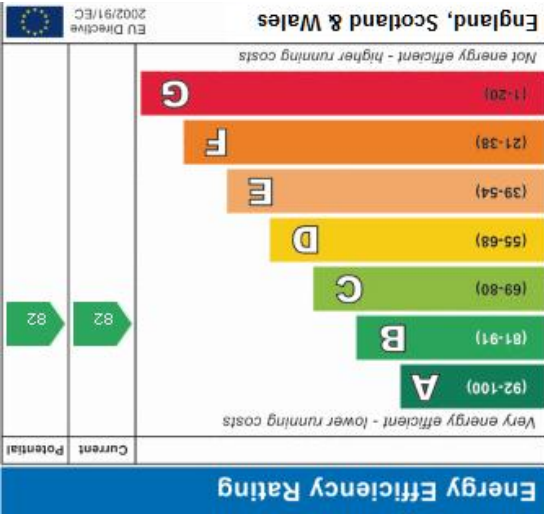


**IMPORTANT NOTICE**  
1. These particulars do not constitute any part of an offer or a contract. 2. All statements contained in these particulars are made without responsibility on the part of Kavanaghs or the Vendor. 3. None of the statements contained in these particulars is to be relied upon as a statement or representation of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to correctness of each of the statements contained in these particulars. 5. The vendor does not make or give any representation or warranty for any person in their employment has the authority to make or give any representation or warranty. 6. We have not carried out a survey of the property nor tested any of the appliances, services or equipment. Prospective purchasers must therefore satisfy themselves as to the working order of such and the structural condition of the property. 7. All dimensions, areas or distances referred to are given as an approximate guide only and are not precise. Prospective purchasers must rely on their own enquiries. 8. No warranty or representation is given to the effect of the existence or otherwise of planning permission, building regulations approval or other statutory or regulatory permission. Any reference to such is made in good faith. Purchasers should instruct their solicitor to make appropriate enquiries regarding these matters. 9. If there are any points which are of particular interest or importance to you please contact the agents who will seek particular clarification. Kavanaghs have a duty under the Proceeds of Crime Act 2002 to report any knowledge or suspicion of money laundering activity.



2 Scholars Way  
Bath Road, Melksham SN12 8FN

£169,995

- Ground Floor Apartment – Leasehold
- Immaculate throughout
- Two Bedrooms - Bathroom
- Open Plan Lounge/Diner/Kitchen
- Two Allocated Parking Spaces
- Communal Gardens
- Viewing Essential
- EPC: B (82)  
Council Tax: A



**SITUATION:**

Located within popular residential area on the outskirts of the town centre. Melksham has an excellent range of amenities for all including shops and supermarkets. The new Melksham campus, finished in 2022 provides a library, fitness centre, 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:**

Stunning ground floor apartment within a small modern complex, set within the sought after George Ward Gardens development on the Bath side of Melksham. First time to market since being built in 2016, still with the added benefit of the NHBC, the apartment has been decorated to a high standard and offers generous open plan accommodation. The spacious hallway leads to two bedrooms, a generous open plan lounge/diner/kitchen, and bathroom. Further advantages include good storage, two allocated parking spaces and communal grounds and gardens. Viewing is highly recommended.

**HALLWAY:**

With radiator, large cupboard, doors to:-

**LOUNGE/DINER/KITCHEN:**

21' 05" max x 11' 0" max (6.53m x 3.35m) With two Upvc double glazed windows to front, Upvc double glazed Juliet balcony to front, most attractive range of fitted base and wall units with laminated work surfaces, stainless steel one and half bowl sink unit with mixer tap and cupboard under, built in four ring gas hob with oven under and canopy extractor hood over, integral fridge freezer, plumbing for automatic washing machine, concealed wall mounted gas boiler supplying central heating and domestic hot water (not tested), radiator.

**ACCOMMODATION:**

Communal entrance hall, leads to front door:-

**BEDROOM ONE:**

11' 06" x 10' 0" (3.51m x 3.05m) With double glazed window, radiator.

**BEDROOM TWO:**

10' 08" x 8' 08" (3.25m x 2.64m) With double glazed window, radiator.

**BATHROOM:**

With double glazed window, modern white suite comprises:- panelled bath with shower over, low level w.c., wash hand basin within vanity unit with mirror over, chrome ladder radiator, part tiled walls.

**OUTSIDE:**

Communal grounds and gardens with outside bin store and bike shed.

**PARKING:**

Two allocated parking spaces.

**TENURE:**

Leasehold - XXX years (2016)

**SERVICES:**

Main services of gas, electricity, water and drainage are connected. Central heating is from the gas fired boiler

**SERVICE CHARGES:**

Management company Remus, service charge £123.60 PCM. Ground Rent £250.00 per year (Potential rent income £750.00 - £800.00)

**COUNCIL TAX:**

The property is in Band A with the amount payable for 2023/24 being £1486.41

**CODE: 18.8.2023**

**TO ARRANGE A VIEWING:**

To arrange a viewing please call 01225 706860 or email sales@kavanaghs.co.uk.

