



1 Little George Mead, Chippenham, SN15 1HN

£172,500

With its own private entrance this well presented ground floor apartment is only 0.2 miles walk from Chippenham's Mainline Train Station serving London Paddington. Internally comprising; entrance hall and porch, living area with open plan kitchen, two double bedrooms, bathroom, double glazing and gas central heating. To the rear is a private parking space and gravelled seating area. The current owner has also agreed to extend the lease at no additional cost to the buyer. VIEWING ADVISED.

Entrance Hall



Front door, tiled floor, airing cupboard/storage, radiator, doors to all rooms.

Living / Kitchen Area 20'07" x 14'11" maximum (6.27m x 4.55m maximum)



Double glazed bay window to the front, radiator, laminate flooring, door to the hallway, door to the porch, open to the kitchen area, tiled floor, floor and wall mounted units, stainless steel sink and drainer, electric hob, electric oven, extractor fan, plumbing for a washing machine, space for a fridge freezer, under cabinet lighting.



Porch

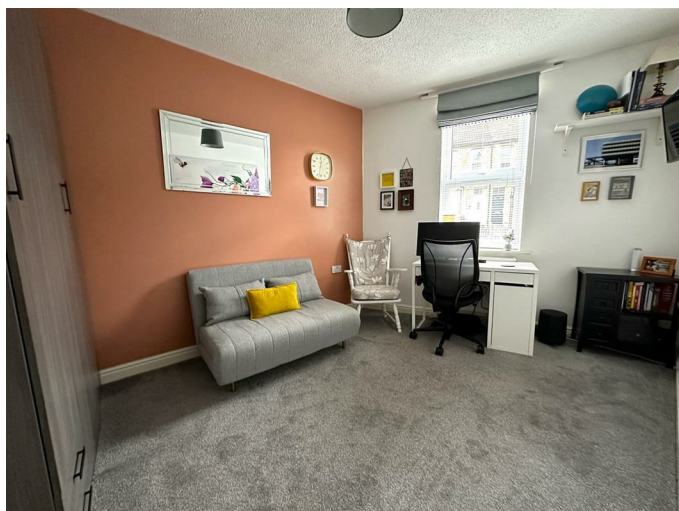
Private double glazed front door leading from the street, tiled floor, storage shelves and door to living space.

Bedroom One 11'07" x 11'04" (3.53m x 3.45m)



Double glazed window to the rear, radiator, fitted wardrobe.

Bedroom Two 9'09" x 14'01" (2.97m x 4.29m)



Double glazed window to the front, radiator and wardrobe.

Bathroom 8'03" x 5'07" (2.51m x 1.70m)



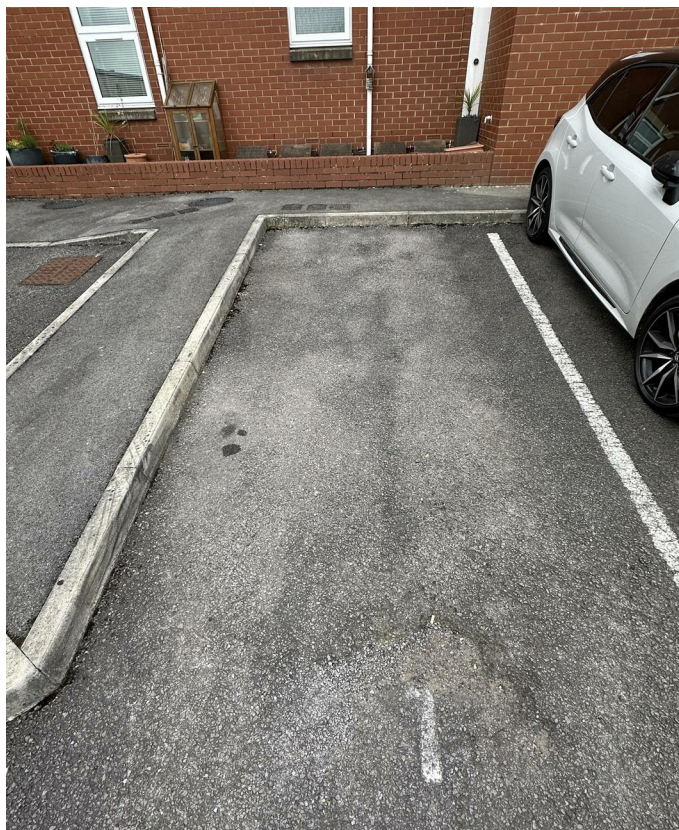
Double glazed window to the rear, towel radiator, toilet, wash hand basin, P shaped bath, shower screen, mains rainfall shower and part tiled.

Outdoor Space



The property owns a gravelled area to the front and an area of artificial lawn to the rear.

Parking



The property has a private parking space at the rear of the building.

Tenure



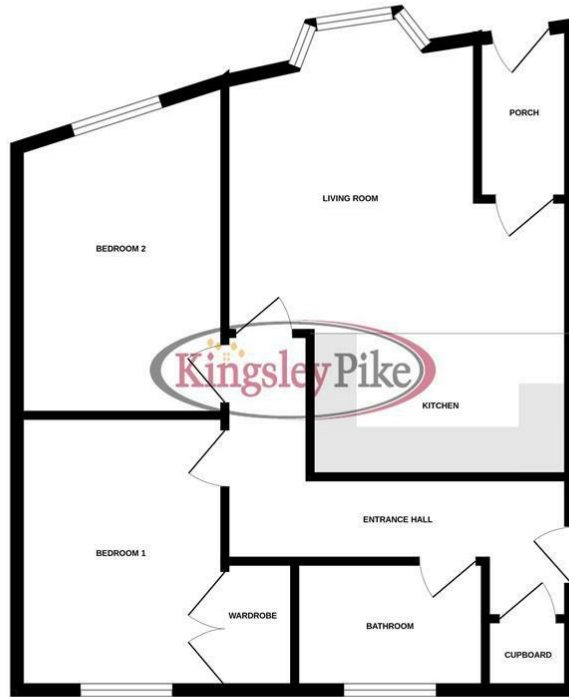
We are advised by the .GOV website that the property is Leasehold. The current lease is 81 years with a service charge of circa £145pcm and ground rent of £100 however the current owner is in the process of extending the lease by another 90 years (tbc) which the new owner will benefit from at no additional cost.

Council Tax

We are advised by the .GOV website that the property is Band B.

Floor Plan

GROUND FLOOR



TWO BEDROOM APARTMENT

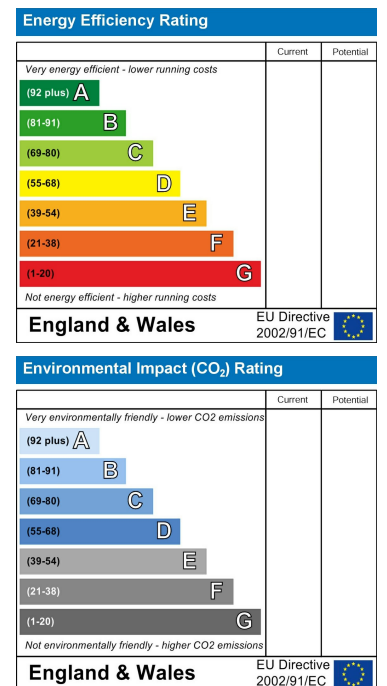
TOTAL FLOOR AREA : 648 sq.ft. (60.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the foregoing contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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