



**173 Cowleaze, Chippenham, SN15 3YN**

**£175,000**

This ground floor flat boasts a cosy reception room, perfect for relaxing or entertaining guests. With two bedrooms, modern bathroom and fitted kitchen. Situated in Central Chippenham, you'll have easy access to all the amenities this vibrant town has to offer. Plus, with a walking distance to the main line railway station, commuting will be a breeze. One of the highlights of this property is the allocated parking space, providing you with the convenience of parking right at your doorstep. No more searching for parking after a long day! Don't miss out on this fantastic opportunity to own or rent this flat in Cowleaze. Book a viewing today!

### **Communal Entrance Hallway**

Communal entrance with door to flat.

### **Flat Entrance Hall**

Front door leads into entrance hallway, radiator, built in cupboard.

### **Living Room & Kitchen 18'08" x 10'09" (5.69m x 3.28m)**



Doors to outside, radiator.

### **Kitchen**



Work tops with a range of cupboards and drawers, inset electric hob, cooker hood, plumbing and space for washing machine, wall mounted gas boiler.

### **Bedroom One 16'08" x 9'11" (5.08m x 3.02m)**



Double glazed window, radiator, door to en suite.

### **En Suite**

Tiled shower cubicle, hand basin, W.C.

### **Bedroom Two 13'7" x 8'5" (4.14m x 2.57m)**

Double glazed window, radiator.

### **Bathroom**



Panelled bath with mixer spray shower, pedestal hand basin, W.C, radiator.

### **Parking**

Allocated parking space.

### **Tenure**

GOV.UK advise Leasehold

Ground Rent £175.00  
Annual Service Charge £1910.00 Payable Apr & Oct  
£955.

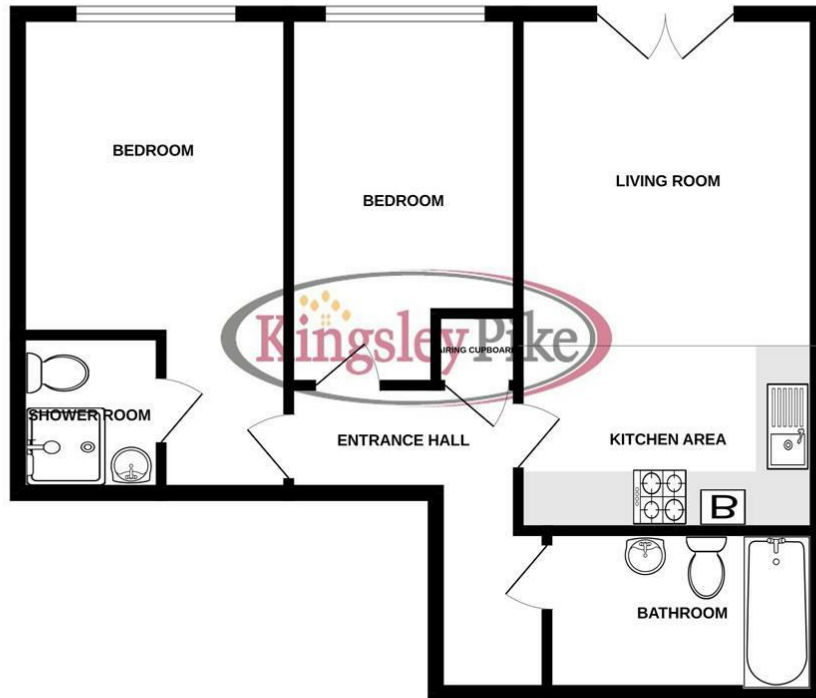
Leasehold 125 Yrs. 108 remaining.

### **Council Tax Band**

GOV.UK advise Band B

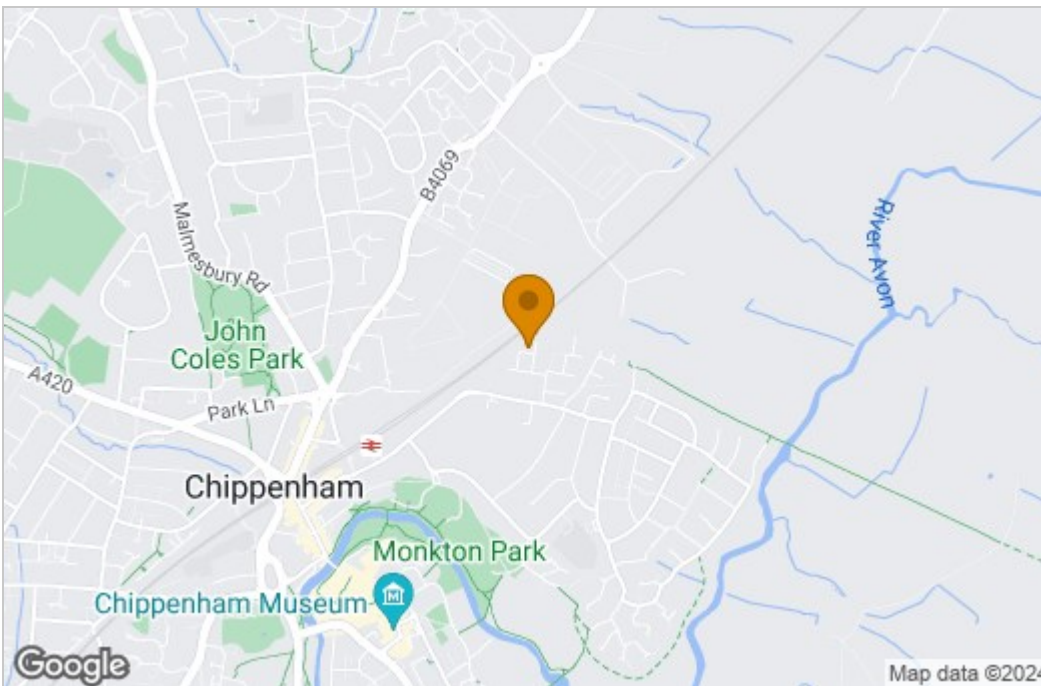
# Floor Plan

## GROUND FLOOR

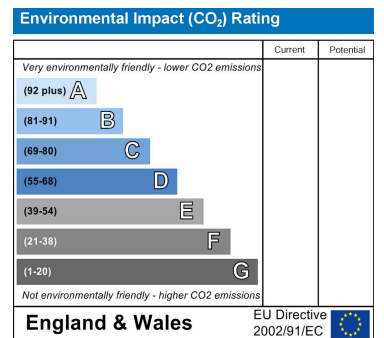
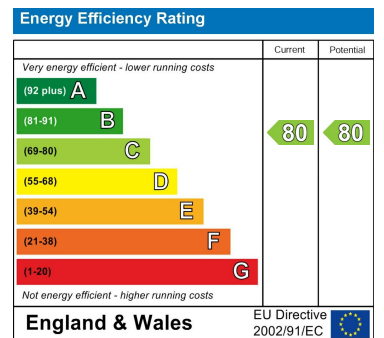


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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