



Malmesbury Road, Chippenham, SN15 5LJ

£85,000

A well presented ground floor retirement apartment located within the modern Fairways development. Situated alongside Chippenham golf club on the Northern side of the town. There is an impressive range of facilities including, restaurant, hair and beauty salon, library with IT suite, swimming pool, bowls, mini golf, snooker room, cinema, shop and gym. This property is a one bedroom located on the ground floor with living room, bathroom, fitted kitchen and patio. The main complex is served with four lifts. Further benefits include double glazing.

Entrance Hall

Front door leads into entrance hallway with built in cupboard housing hot tank, electric heater.

Living Room 15'11" x 10'06" (4.85 x 3.20)



Double glazed patio doors to patio, fireplace, two electric heaters, door to large walk in store cupboard.

Modern Fitted Kitchen 12'07" x 6'08" (3.84 x 2.03)



Double glazed window, laminated work tops with a range of cupboards and drawers under, also a range of cupboards over, inset stainless steel sink unit, plumbing and space for washing machine, inset electric hob with cooker hood, fitted electric oven, integrated fridge/ freezer.



Main bedroom 12'06" x 12'01" (3.81 x 3.68)



Double glazed window, two fitted wardrobes, electric heater.

Bathroom



Panelled bath, pedestal hand basin, W.C, electric towel rail.

Patio



Patio area.

Tenure



We have been advised that the property is Leasehold. The following details have been provided to us by the Vendor:

Length of Lease: 125 Years

Maintenance Charges: £6063.62 / Year

Ground Rent: £300 / Year

Viewing

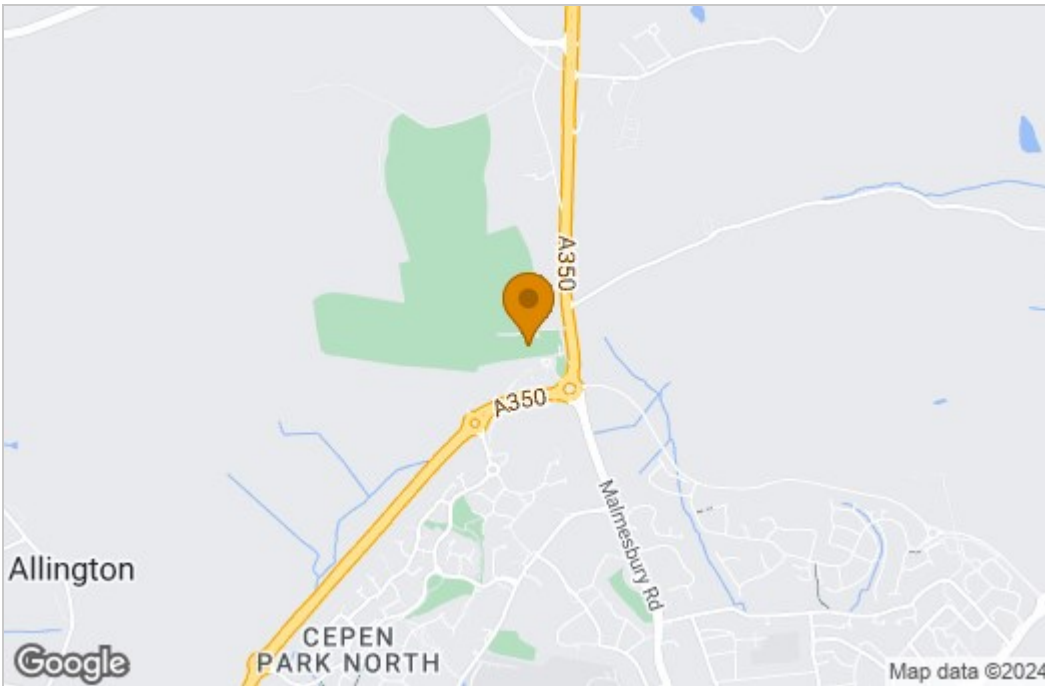
By prior arrangement through Kingsley Pike Estate Agents. Telephone 01249 464844.

Council Tax Band

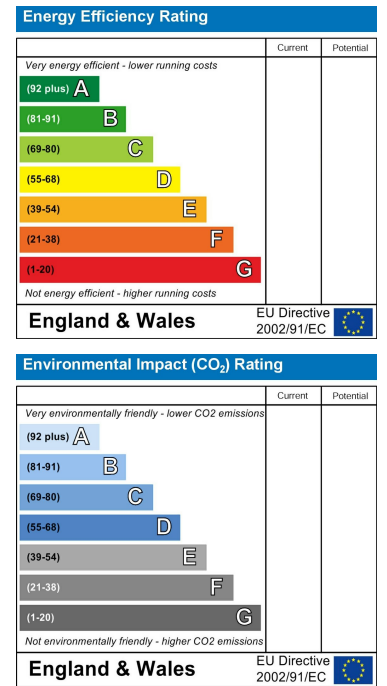
The Council Tax Band is C

Floor Plan

Area Map



Energy Efficiency Graph



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.

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