

for sale

£95,000



Castle Lodge Gladstone Road Chippenham SN15 3YY

Connells, Chippenham are pleased to present for sale this one bedroom top floor retirement apartment conveniently situated in the centre of town with easy access to local shops, bars and restaurants and the bus station.



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Accommodation

Connells, Chippenham are pleased to present for sale this one bedroom top floor retirement apartment conveniently situated in the centre of town with easy access to local shops, bars and restaurants and the bus station. Chippenham also has a mainline railway station providing access to Bath, Bristol and London.

The accommodation itself comprises lounge, bedroom, kitchen and bathroom. The property further benefits from double glazing, electric heating, an intercom system and communal lounges



Accommodation

Entrance Hall

Entrance door to front. Two storage cupboards.

Lounge/ Diner

18' 8" max x 10' 6" max (5.69m max x 3.20m max)
Double glazed window. Feature fireplace. Door to:

Kitchen

8' 5" max x 7' 6" max (2.57m max x 2.29m max)
Fitted with a matching range of base and wall units with complementary work surfaces over with inset sink and drainer. Electric hob with cooker hood over. Electric oven. Integrated fridge/freezer.

Bedroom

13' 3" max x 8' 9" max (4.04m max x 2.67m max)
Double glazed window. Built in wardrobe.

Bathroom

Suite comprising walk in shower cubicle, vanity wash hand basin and WC. Part tiled walls.

Outside

Communal parking.

Agents Note

'The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.'





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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59 Market Place
CHIPPENHAM SN15 3HL

Property Ref: CHM305668 - 0009

Tenure: Leasehold

EPC Rating: C

view this property online connells.co.uk/Property/CHM305668

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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