

for sale

£180,000



## West End Close Chippenham SN14 0FN

FIRST FLOOR APARTMENT situated in a convenient location for the Town Centre comprising open plan Living/Dining/Kitchen areas, two bedrooms and bathroom. Outside there is allocated parking for one vehicle.



# West End Close Chippenham SN14 0FN

## Description

FIRST FLOOR APARTMENT situated in a convenient location for the Town Centre where there are a range of shops, bars and restaurants. It is also conveniently located for the mainline railway station providing access to Bath, Bristol and London.

The apartment offers open plan Living/Dining/Kitchen areas. There are two bedrooms and a modern bathroom. The property also benefits from Gas Central Heating and Double Glazing. Outside there is allocated parking for one vehicle and also visitor parking.



## Accommodation

### **Entrance Hall**

Entrance door to front. Storage cupboard. Radiator.

### **Lounge / Diner / Kitchen**

21' 8" x 9' 9" ( 6.60m x 2.97m )

### **Lounge Area**

Two double glazed windows to side. Radiator. Telephone point. TV point.

### **Kitchen Area**

Fitted with a matching range of base and wall units with complementary work surfaces over. Inset stainless steel sink and drainer and mixer tap. Integrated electric oven and hob with cooker hood over. Plumbing for washing machine and dishwasher. Space for fridge/freezer. Central heating boiler.

### **Bedroom One**

17' 7" x 11' ( 5.36m x 3.35m )

Two double glazed windows to side. Radiator.

### **Bedroom Two**

17' 7" x 8' 7" ( 5.36m x 2.62m )

Double glazed window to side. Radiator.

### **Bathroom**

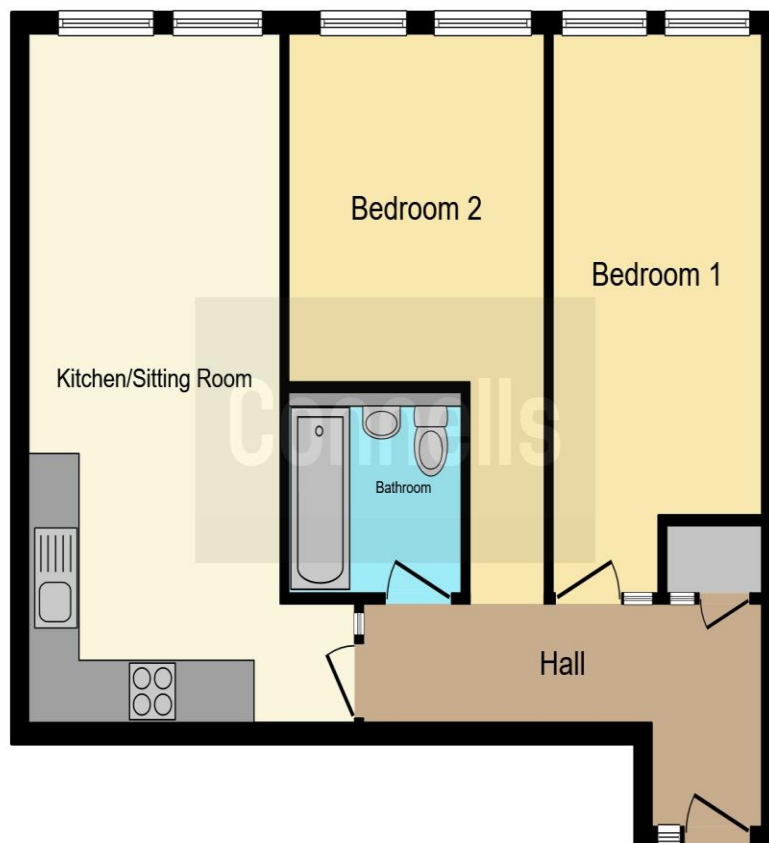
Suite comprising low level WC, pedestal wash hand basin and bath with mixer tap and shower over. Part tiled walls. Extractor fan.

## Outside

### **Store Room**

Suitable for storing a bike. There is also a locker available.





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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Property Ref: CHM305934 - 0005

**Tenure:** Leasehold

**EPC Rating:** B

**view this property online [connells.co.uk/Property/CHM305934](http://connells.co.uk/Property/CHM305934)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 30 Jan 2018. 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.

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