

for sale

£135,000



## Queens Square Chippenham SN15 3BL

A modern second floor apartment situated in a convenient location for the town centre comprising Entrance Hall, Lounge, Kitchen, Two Bedrooms, Bathroom and allocated parking.



# Queens Square Chippenham SN15 3BL

## Description

Well presented second floor apartment situated close to Chippenham Town Centre with its range of amenities including retail outlets, supermarkets bars and restaurants. There is also a mainline railway station providing access to Bath, Bristol and London. There are a wide range of primary and secondary schools within easy reach and great access to the M4 motorway via junction 17.

The property itself comprises Entrance Hall, Lounge, Kitchen, Two Bedrooms, Bathroom and allocated parking.

Viewing recommended.





## Accommodation

### Entrance Hall

Entrance door to front. Electric heater. Access to loft space (via loft ladder, boarded and light). Intercom telephone.

### Lounge

12' x 9' 4" ( 3.66m x 2.84m )

Window to rear. Electric heater. TV point. Laminate flooring.

### Kitchen

10' 11" x 5' 11" ( 3.33m x 1.80m )

Window to rear. Fitted with a matching range of base and wall units with complementary work surfaces over with inset stainless steel sink unit. Built in electric oven and hob with cooker hood over. Plumbing for washing machine. Electric heater.

### Bedroom One

7' 8" max x 7' 10" max ( 2.34m max x 2.39m max )

Window to front. Airing cupboard housing immersion heater. Laminate flooring.

### Bedroom Two

10' 4" x 7' 6" ( 3.15m x 2.29m )

Window to front. Electric heater.

### Bathroom

Suite comprising low level WC, wash hand basin and bath with shower over.

## Outside

### Allocated Parking Space





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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59 Market Place  
 CHIPPENHAM SN15 3HL

Property Ref: CHM306144 - 0004

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 900.00

**view this property online [connells.co.uk/Property/CHM306144](http://connells.co.uk/Property/CHM306144)**

This is a Leasehold property with details as follows; Term of Lease 375 years from 01 Jun 1989. 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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