

for sale

£175,000



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 8' 7" (5.36m x 2.62m)

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.

Parking

Allocated parking for one vehicle.





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

To view this property please contact Connells on

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59 Market Place
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Property Ref: CHM306295 - 0002

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 1000.00

Ground Rent: 500.00

view this property online connells.co.uk/Property/CHM306295

This is a Leasehold property with details as follows; Term of Lease 125 years from 05 Feb 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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