



**Flowers Yard, Chippenham SN15 3BN**



**welcome to**

## **Flowers Yard, Chippenham**

Ideally situated in a central location in Chippenham in close proximity to the Town Centre! Flowers Yard is a two bedroom ground floor flat benefiting from an en-suite. This property is perfect for First time Buyers or an Investment opportunity.





### **Entrance Hall**

### **Lounge/ Kitchen**

19' 4" x 16' 6" ( 5.89m x 5.03m )

### **Bedroom One**

12' 9" x 8' 3" ( 3.89m x 2.51m )

### **En-Suite**

### **Bedroom Two**

8' 9" x 12' 9" ( 2.67m x 3.89m )

### **Bathroom**

### **Allocated Parking**

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.

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## **Flowers Yard, Chippenham**

- Two Double Bedrooms
- Ground Floor Flat
- Sought After Location
- En-suite to Master
- Close to Town Centre

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 343.75

Ground Rent: 75.00

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jan 2005.  
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

**£160,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/CHP109908](https://allenandharris.co.uk/Property/CHP109908)



Property Ref:  
CHP109908 - 0028

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