



Flowers Yard, Chippenham, SN15 3BN

welcome to

Flowers Yard, Chippenham

Allen and Harris are delighted to present Flowers Yard. Situated close to the town centre is this well presented two bedroom first floor apartment which comprises entrance hall, lounge, kitchen, two bedrooms and a bathroom. Additional benefits include upvc double glazing, and allocated parking. This is a great first time buy or investment purchase.

The town centre of Chippenham is a short distance away and offers a range of amenities to include High Street retailers and in addition there are supermarkets and retail parks within the town, there is a regular main line rail service from Chippenham to London (Paddington) and the west country. The M4 motorway is easily accessed via Junction 17 to the north of the town and offers easy access to the regional centres of Bristol, Bath and Swindon.





Entrance Hall

Lounge

11' 7" x 14' 8" (3.53m x 4.47m)

Kitchen

9' 9" x 6' 1" (2.97m x 1.85m)

Bedroom One

10' 4" x 10' 6" (3.15m x 3.20m)

Bedroom Two

7' 3" x 10' 4" (2.21m x 3.15m)

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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- Two Bedroom First Floor Flat
- Sought After Location
- Allocated Parking
- Close to Town Centre
- Well Presented Throughout

Tenure: Leasehold EPC Rating: C

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.

£175,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/CHP109892



Property Ref:
CHP109892 - 0015

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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