



Long Close Avenue, Corsham SN13 0NH

welcome to

Long Close Avenue, Corsham

Welcome to Long Close Avenue. This Two Double Bedroom, first floor flat has been updated by the current owner to create a wonderful, elegant open plan Living room, Diner, Kitchen.

With a balcony to the front, ideal for sunny afternoons and country views to the rear.

Located in popular residential area, close to Schools, local amenities and country walks.

Good transport links to Corsham, Bath and Chippenham mainline stations.





Entrance Hallway

Lounge/Kitchen/Diner

21' 11" x 14' 8" (6.68m x 4.47m)

Bedroom One

14' 8" x 9' 3" (4.47m x 2.82m)

Bedroom Two

12' 5" x 9' 4" (3.78m x 2.84m)

Bathroom

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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Long Close Avenue, Corsham

- Immaculately presented Two Bedroom First Floor Flat
- Light and bright open plan living
- Two good sized Double Bedrooms
- Popular location, close to Schools
- Good transport links to surrounding areas

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 22 Jun 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£160,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/COS106615



Property Ref:
COS106615 - 0010

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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