





📍 Flat 2, 7 The Causeway, Chippenham, Wiltshire, SN15 3BT

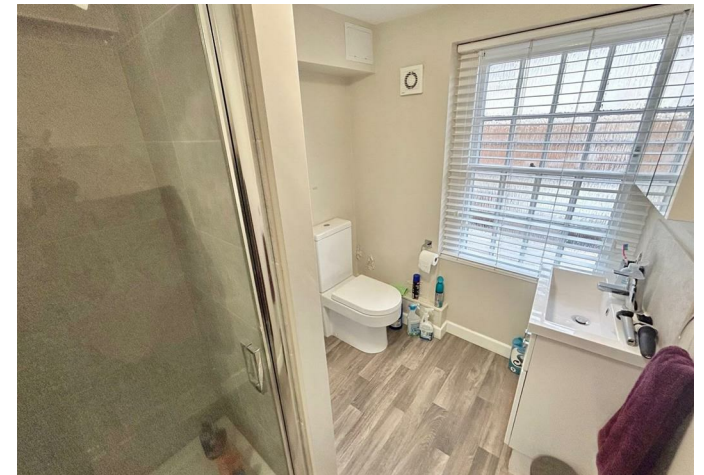
🏠 Price Guide £160,000

A centrally located and well presented, two double bedroom, first floor apartment which forms part of an attractive period property and is being sold with the benefit of an allocated parking space and NO ONWARD CHAIN

- Good Sized, First Floor Apartment
- One Bedroom
- Sitting Room/Kitchen With Modern Units
- Gas Central Heating
- Neutral Décor Throughout
- Bathroom With Contemporary White Suite
- Allocated Parking Space
- Central Location
- Potential Rental Income Of £10,800 Per Annum
- NO ONWARD CHAIN

🏠 Leasehold

🏠 EPC Rating C





A centrally located and well presented, first floor apartment which forms part of an attractive period property and is being sold with the benefit of an allocated parking space and NO ONWARD CHAIN

The property offers accommodation comprising; communal entrance hall, private hall with large cupboard housing the central heating boiler and plumbing for a washing machine, superb, open plan sitting room/kitchen with modern units and built in oven, hob and extractor, two double bedrooms and a shower room with modern white suite.

Allocated parking space situated in the car park to the rear of the building.

The property would be an ideal buy to let investment and is likely to generate a rental income of approximately £10,800 per annum.

#### **Situation**

The Causeway leads onto Market Place which is one of the oldest parts of the historic town of Chippenham. The town centre and the mainline railway station are also within a short walking distance. There is a good choice of private schooling and Chippenham also offers excellent secondary schools and primary schools, together with further education at Wiltshire College. The M4 motorway, the A4 and the A420 offer excellent motor commuting to the major centres of Bath, Bristol, Swindon & London.

Council Tax Band: A

Leasehold - TBC

Ground Rent - £1 per annum

Service/Maintenance Charge - Approximately £460 per annum

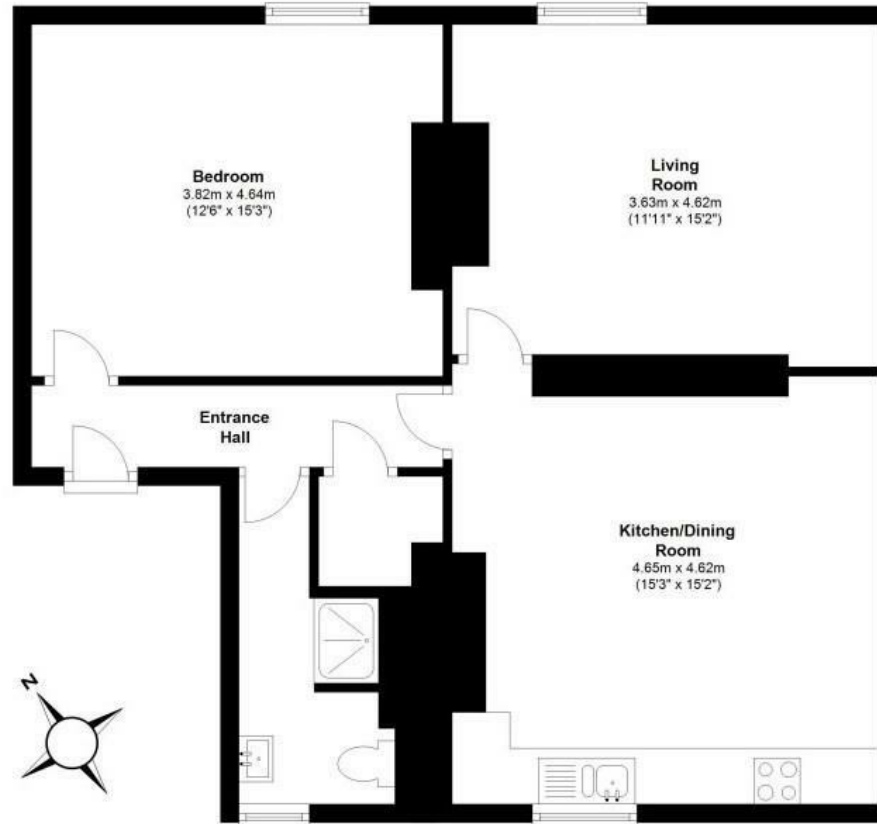
EPC Rating; C

Mains Services



### First Floor

Approx. 65.1 sq. metres (701.0 sq. feet)



Total area: approx. 65.1 sq. metres (701.0 sq. feet)

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Plan produced using PlanUp.

**First Floor Flat, 7 The Causeway, Chippenham, SN15**

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