



📍 Flat 1, 6 The Causeway, Chippenham, Wiltshire, SN15 3BT

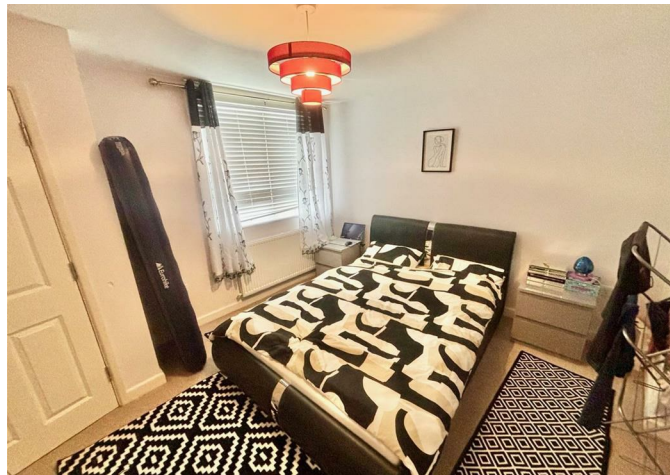
🏠 £140,000

A centrally located and well presented, one double bedroom, ground 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, Ground Floor Apartment
- One Double Bedroom
- Spacious, L-Shaped Sitting/Dining Room/Kitchen
- Modern Kitchen Units & Integrated Appliances
- Gas Central Heating
- Well Presented
- Shower Room With White Suite
- Allocated Parking Space
- Central Location
- Potential Rental Income Of £9,600 Per Annum

🏠 Leasehold

🏠 EPC Rating



A centrally located and well presented, ground 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/dining room/kitchen with modern units and integrated appliances, double bedroom with built in cupboard and a shower 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 £9,600 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 - Remainder of a 999 year lease

Ground Rent - £1 per annum

Service/Maintenance Charge - Approximately £460 per annum

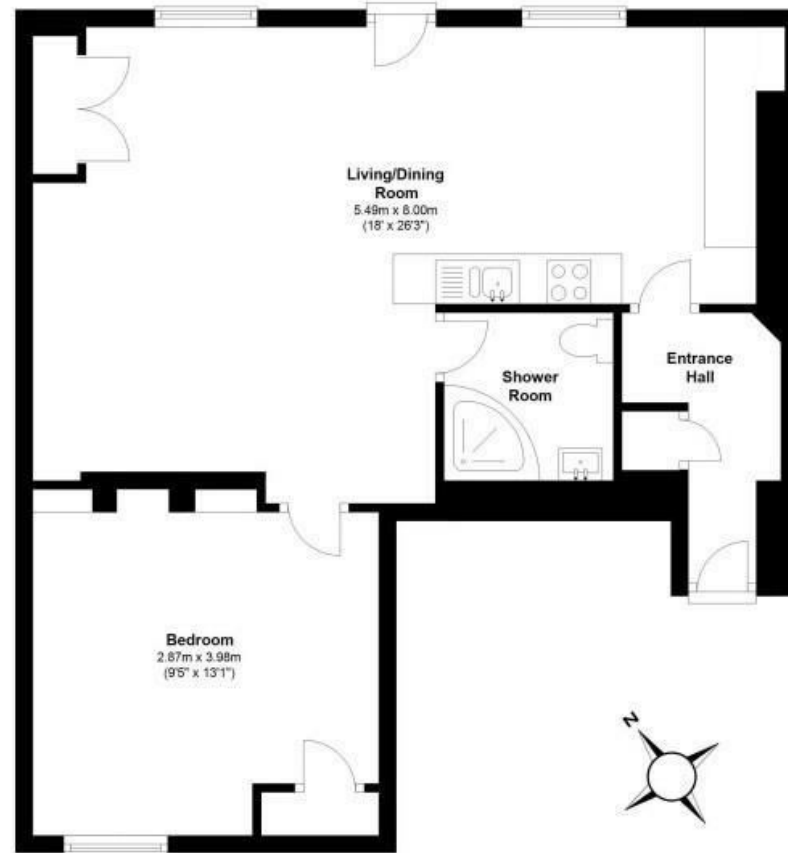
EPC Rating; Grade II Listed and therefore exempt

Mains Services



### Ground Floor

Approx. 59.1 sq. metres (636.0 sq. feet)



Total area; approx. 59.1 sq. metres (636.0 sq. feet)

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Plan produced using PlanUp.

**Ground Floor Flat, 6 The Causeway, Chippenham, SN15**

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