



📍 161 Cowleaze, Chippenham, SN15 3YN

🔗 Offers In Excess Of £160,000

A fantastic two bedroom ground floor apartment, with off-road parking, superbly positioned within walking distance of Chippenham railway station and town centre, making it the perfect first time purchase or investment opportunity.

- Modern, Ground Floor Apartment
- Two Double Bedrooms
- En-Suite & Family Bathroom
- Open-Plan Sitting Room / Diner
- Off-Road Parking
- No Onward Chain
- Ideal First Time Purchase or Investment Opportunity
- Walking Distance to Town Centre & Railway Station

🏠 Leasehold

📊 EPC Rating C



A modern, well presented, ground floor apartment which forms part of a contemporary development, conveniently situated within walking distance of the train station and town centre.

The property offers accommodation comprising; communal entrance hall, private hall, open plan sitting room / kitchen, principal bedroom with en-suite shower room, further double bedroom and a bathroom with white suite.

Externally there is an allocated parking space which is situated at the front of the building, and communal gardens.

Offered with No Onward Chain.

Situation

Linden Homes designed and established this recently built development of modern 'eco' homes within the highly popular Monkton Park, which offers walking access to the town centre, park, sports centre, railway station, junior school as well as most pleasant riverside walks and cycle ways. The M4 motorway Junction 17 offers good motor commuting to the major centres of Bath, Bristol, Swindon and London.

Property Information

Property Information

Council Tax Band: B

Leasehold - 125 Year Lease from 2007. There is an annual service charge of approximately £1700pa and the ground rent is £175 per annum.

Mains Gas, Electricity, Water & Drainage

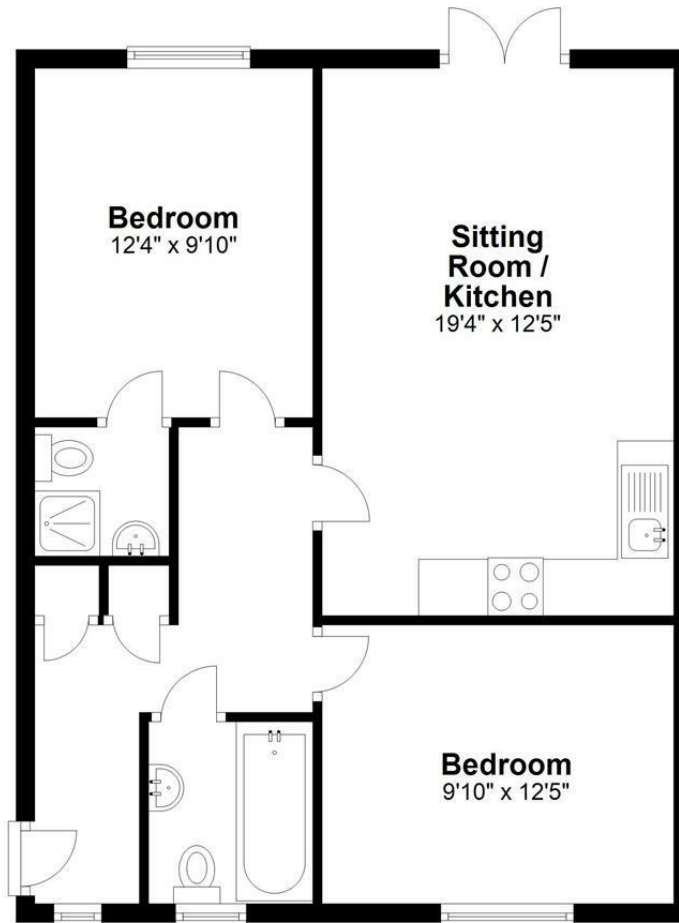
Gas Central Heating

EPC Rating: C



Ground Floor

Approx. 663.9 sq. feet



Total area: approx. 663.9 sq. feet

Illustration for identification purposes only, measurements are approximate, not to scale.
Plan produced using PlanUp.

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.