



📍 43 Barley Leaze, Chippenham, Wiltshire, SN14 6GW

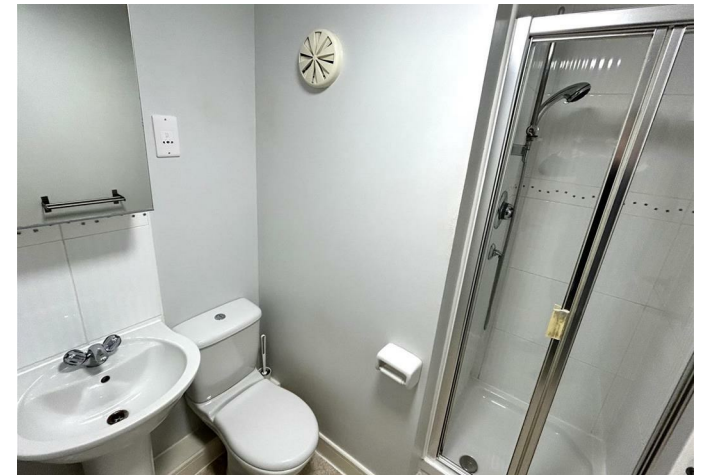
🏠 £170,000

A very well presented, first floor apartment, with a single garage, situated on the popular Western side of Chippenham, and offering excellent access to both J17 of the M4 and Chippenham railway station. The property is offered with the benefit of No Onward Chain.

- Modern First Floor apartment
- Very Well Presented
- West Side of Chippenham
- Two Double Bedrooms
- Principal Bedroom with Built-in Wardrobes & En-Suite Shower Room
- Integrated Kitchen with Island
- Sitting Area with French Doors & Juliet Balcony
- Single Garage
- No Onward Chain
- Perfect First Time Purchase or Investment Opportunity

🏠 Leasehold

🏠 EPC Rating C



A fantastic first floor apartment, with single garage, which forms part of a modern development on the popular Western side of Chippenham offering excellent access to both J17 of the M4 and Chippenham railway station. The property would make the perfect first time purchase or investment opportunity, and is offered with the benefit of No Onward Chain.

The internal accommodation briefly comprises; communal entrance hall, private hall with storage cupboard off, good sized open plan kitchen/living room, with island, optional washer/dryer and fridge/freezer, sitting area with French doors and Juliet Balcony. The main bedroom bedroom benefits from having built in wardrobes and modern en-suite shower room. There is a further double bedroom and finally, a modern bathroom with natural light. Both the bathroom and en-suite benefit from an internal ventilation system reducing condensation.

Externally there is a single garage.

Further benefits include the use of a communal bike store.

The estimated rental income is approximately £1050.00 per calendar month.

#### **Situation**

Situated on the western side of the town well placed for local amenities including shops, a pharmacy, a Doctor's surgery, primary schooling and two of the town's reputable senior schools which are close by. A more comprehensive range of amenities can be found in Chippenham town centre to include mainline railway station (London-Paddington), a public library and a sports centre. The M4 motorway at Junction 17 offers excellent motor commuting to the major centres of Bath, Bristol, Swindon and London.

#### **Property Information**

Tenure: Leasehold

125 year lease (107 approximately years remaining). Management fees are approximately £1171.00 per annum. Ground rent is approximately £150.00 per annum

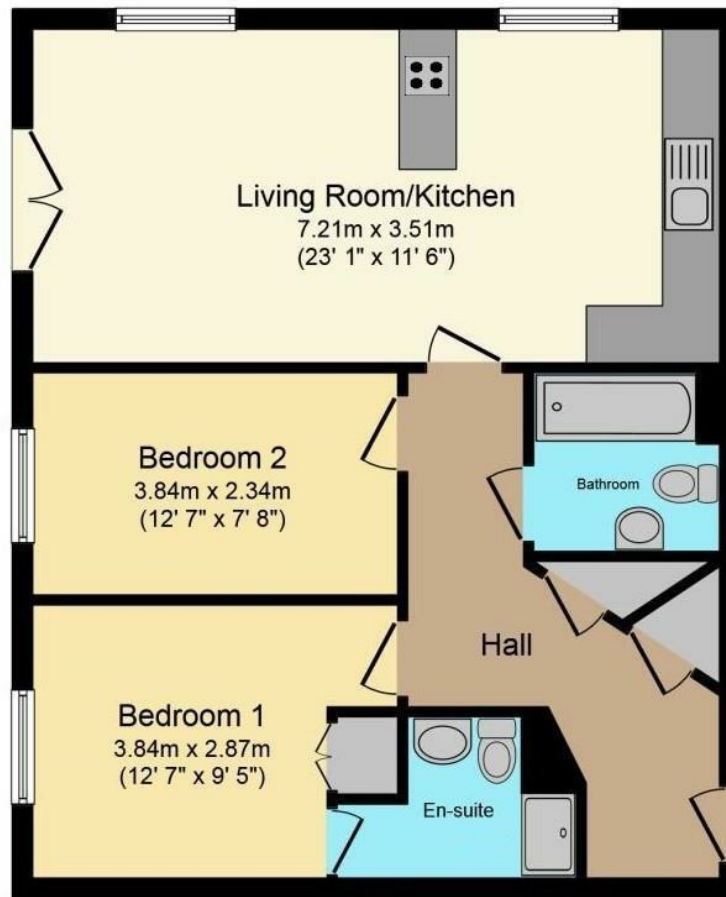
Council Tax Band: B

Electric Heating

Mains Services Connected

EPC Rating: C





Living Room/Kitchen  
7.21m x 3.51m  
(23' 1" x 11' 6")

Bedroom 2  
3.84m x 2.34m  
(12' 7" x 7' 8")

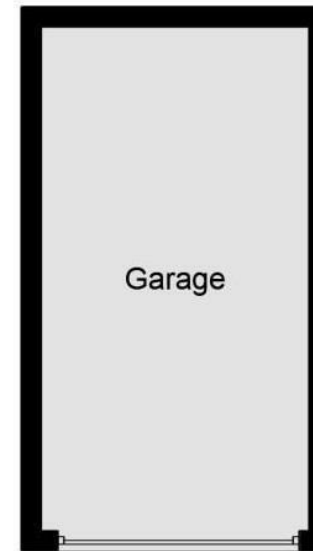
Bedroom 1  
3.84m x 2.87m  
(12' 7" x 9' 5")

Hall

Bathroom

En-suite

**Floor Plan**



Garage

**Garage**

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.