





📍 113 Flowers Yard, Chippenham, Wiltshire, SN15 3BN

🔗 Offers In Excess Of £160,000

A modern, and tidy, two double bedroom, two bathroom, first floor apartment with an allocated parking space, which is situated in the centre of the town within walking distance of the train station and amenities. Offered with No Onward Chain.

- Modern First Floor Apartment
- Two Double Bedrooms
- En-Suite Shower Room & Family Bathroom
- Large Open-Plan Living Space
- Neutral Décor Throughout
- Allocated Parking Space
- Ideal First Time Buy
- Great Investment (Potential Rental Income Of £11,400 Per Annum)
- No Onward Chain
- Close To The Train Station & Town Centre Amenities

🏠 Leasehold

🏠 EPC Rating B





A modern, tidy, first floor apartment with an allocated parking space, which is situated in the centre of the town within walking distance of the train station and amenities. The property would make an ideal first time purchase or buy to let, with a potential income of approximately £11,400 per annum, based on current market conditions. Offered with No Onward Chain.

The accommodation on offer comprises; communal entrance hall, private hall, dual aspect sitting / dining room / kitchen, two double bedrooms, with the principal bedroom benefitting from an en-suite shower room, and a bathroom with white suite.

The property benefits from neutral décor throughout, double glazing, electric heating and an allocated parking space. The allocated parking space is situated in the car park at the front of the building and is clearly numbered.

#### **Situation**

The property is situated in a central location within easy walking distance of the town centre and all amenities to include a mainline railway station (London-Paddington), a public library, a sports centre and a bus station. Chippenham also offers excellent primary and secondary schooling together with further education provided by Chippenham Technical College. The M4 motorway at Junction 17, the A4 and the A420 offer excellent motor commuting to the major centres of Bath, Bristol, Swindon and London.

#### **Property Information**

Council Tax Band; B

Tenure; Leasehold (135 years remaining on the lease. The ground rent is £150 pa and the service charge is approximately £756 pa)

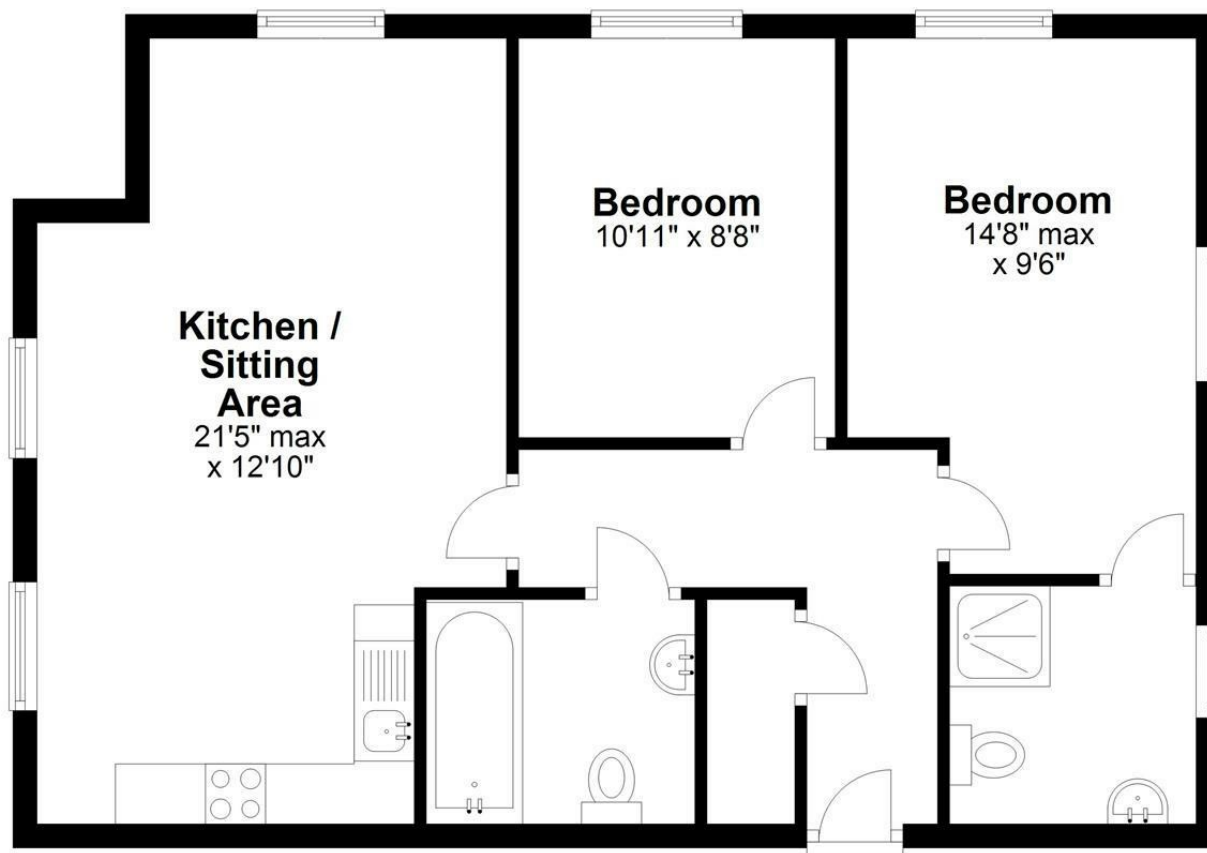
Services; Mains Electricity, Water and Drainage.

Electric Heating

EPC Rating; B



## First Floor



Total area: approx. 663.7 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.