



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

🏠 Price Guide £165,000

OFFERED WITH NO ONWARD CHAIN-A modern, second floor apartment, with allocated parking 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 however, the property is in need of some basic cosmetic improvements.

- Modern Second Floor Apartment
- No Onward Chain
- Two Double Bedrooms
- Principal Bedroom With En-Suite Shower Room & Built-In Wardrobe
- West Side of Chippenham
- Sitting Area With French Doors & Juliet Balcony
- Kitchen With Island
- Off Road Allocated Parking Space
- Perfect First Time Buyer Purchase or Investment Opportunity
- In Need of Some Basic Cosmetic Improvements

🏠 Leasehold

🏠 EPC Rating C



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The internal accommodation briefly comprises; communal entrance hall, private hall with storage cupboard, a good sized open plan kitchen/living room, with island, washing machine, fridge/freezer, sitting area with French doors and Juliet Balcony. The main bedroom benefits from having built in wardrobes and modern en-suite shower room. There is a further double bedroom and finally, a bathroom with natural light.

Externally there is an off street allocated parking space. 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 (108 approximately years remaining). Management fees are approximately £1150.00 per annum. Ground rent is approximately £150.00 per annum.

Council Tax Band: B

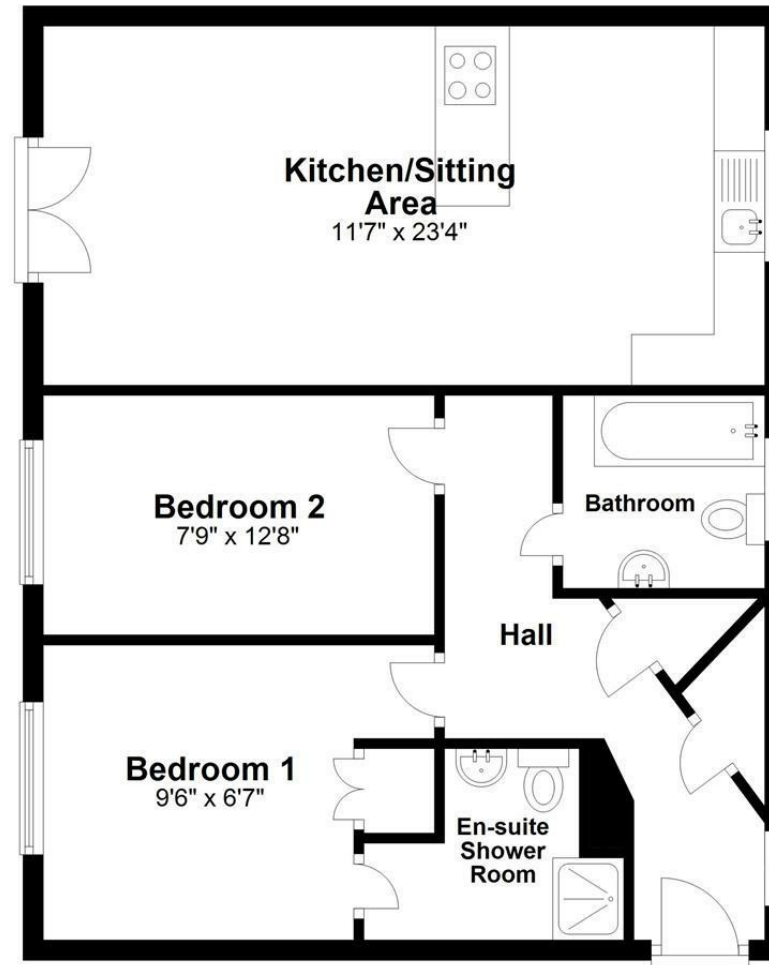
Electric Heating

Mains Services Connected

EPC Rating: C



Ground Floor



Total area: approx. 689.6 sq. feet

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.