





📍 Flat 3, The Works The Butts, Chippenham, SN15 3JT

🏠 £129,995

A spacious two bedroom first floor apartment, superbly positioned in the town centre of Chippenham. The property would make the perfect first time purchase or investment opportunity, and is sold with the benefit of No Onward Chain.

- First Floor Apartment
- Two Double Bedrooms
- No Onward Chain
- Modern Shower Room
- Town Centre Location
- Great First Time Purchase
- Investment Opportunity
- Close to Railway Station, Ideal for Commuters

🔑 Leasehold

🏠 EPC Rating D





Situated in the very heart of Chippenham, a short walk from the high street and railway station, is this two bedroom first floor apartment.

The accommodation briefly comprises; communal entrance, private entrance, entrance hall, large sitting room, kitchen, modern shower room, and two double bedrooms.

The property offers spacious and well-presented living arrangements, and would make a great purchase for a first time buyer, investor or commuter.

Please Note: Repairs / Improvements to the buildings exterior have been included within this years budget.

#### **Situation**

The property is situated within 1/4 mile of the town centre and all amenities which include a public library and the pleasant Monkton Park with a nine hole golf course and riverside walks and cycleways. There is convenient pedestrian access to the mainline railway station (London Paddington - approx. 75 minutes). The M4 motorway, the A4 and the A420 offer excellent motor commuting to the major centres of Bath, Bristol, Swindon & London. There is a good standard of health facilities and Chippenham also benefits from a local hospital.

#### **Property Information**

Tenure: Leasehold. 116 Years Remaining

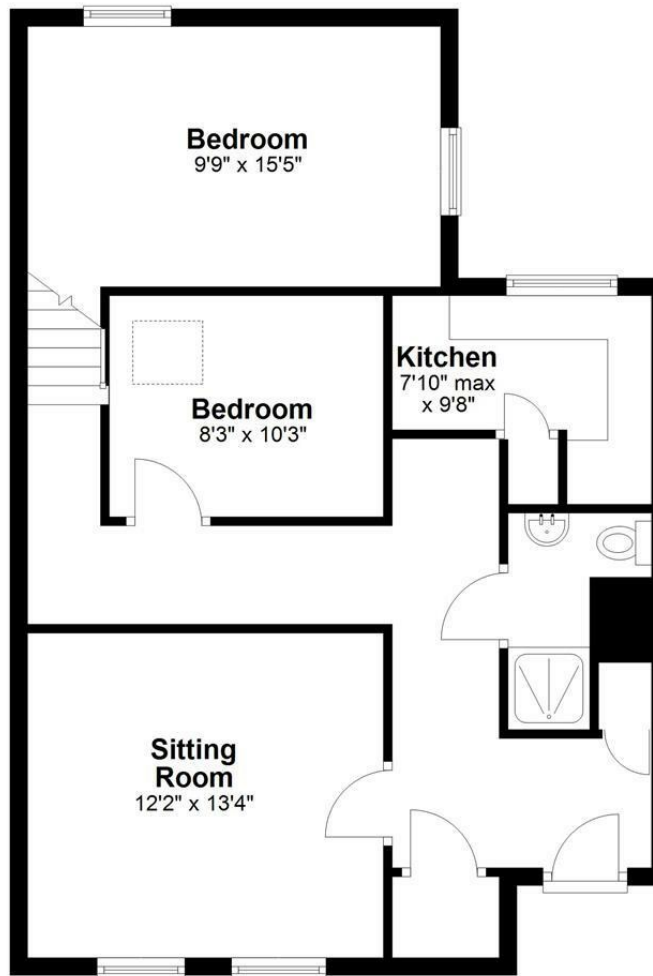
Electric Heating

Mains Drainage & Water

EPC Rating D



## Ground Floor



Total area: approx. 714.1 sq. feet

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