





📍 20 Louise Rayner Place, Chippenham, Wiltshire, SN15 3BU

🔗 Offers In Excess Of £170,000

OFFERED WITH NO ONWARD CHAIN-Enjoying a centrally located position is this very well presented, two double bedroom first floor flat with allocated parking situated within a stones throw all town centre amenities and within a short walk of the mainline train station.

- Centrally Located
- Modern Apartment
- Two Double Bedrooms
- First Floor
- En-Suite Shower Room Plus Bathroom
- Quiet Location
- Gas Fired Central Heating
- Allocated Parking
- Close to Town Centre Amenities
- A Short Walk From the Mainline Train Station

🏠 Leasehold

🏠 EPC Rating C





Accommodation comprises; secure communal entrance also providing rear access from the building, entrance hall with storage and airing cupboards. The living/dining room is a nice size with a feature electric fireplace complimenting the central heating. Accessed off the living/dining room is a modern fitted kitchen.

There are two double bedrooms and a modern bathroom. Bedroom one benefits from having an en-suite shower room.

The property has gas fired central heating and double glazing throughout apart from the living/dining room where there is a triple glazed window reducing heat loss. There is also an in-built ventilation system circulating air throughout the property. Externally there is an allocated parking space for one vehicle.

### **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**

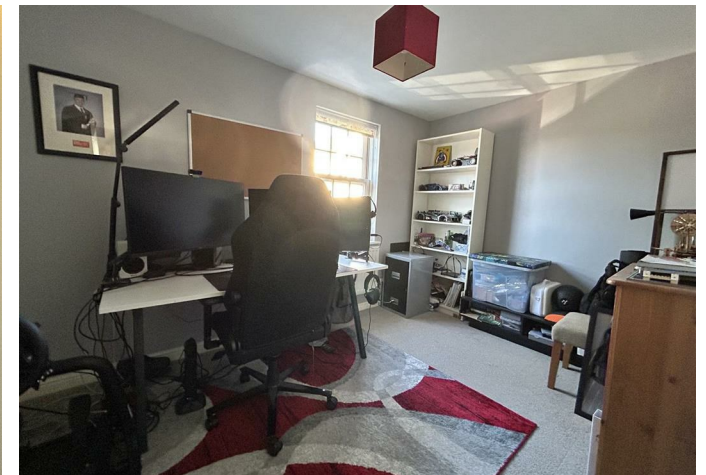
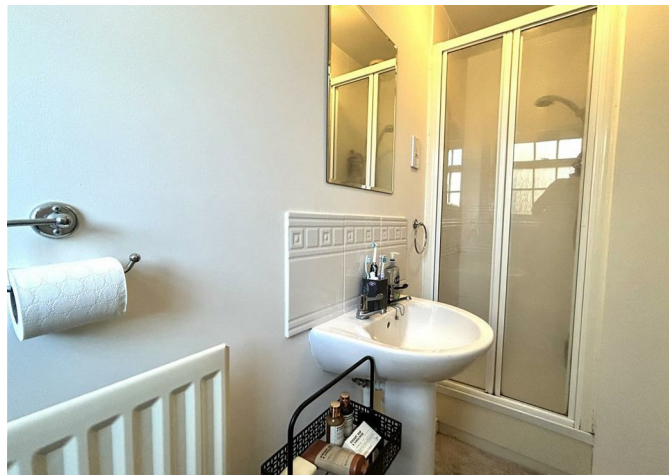
Council Tax Band; B

Leasehold; 135 years remaining of a 155 year lease. The ground rent is £150 per annum and the service charge is £900.00 per annum

Mains Services

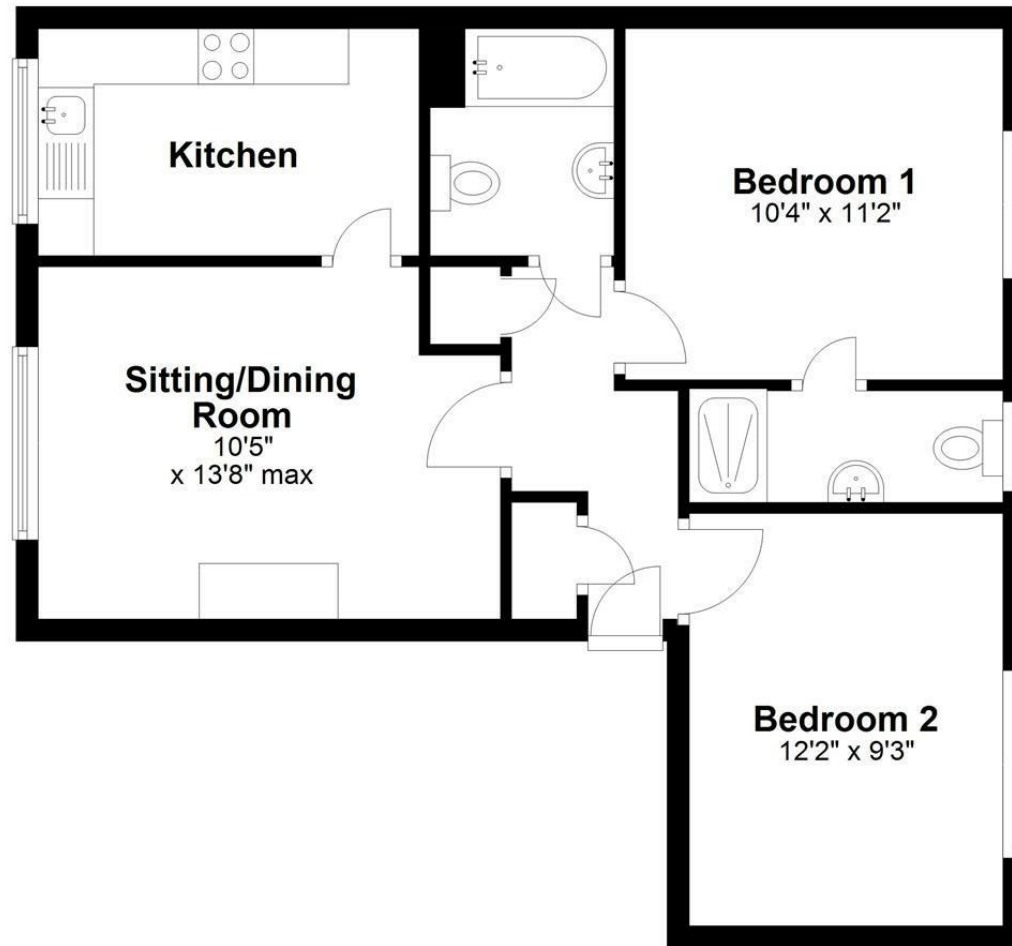
Gas Central Heating

EPC Rating; C



## Ground Floor

Approx. 580.7 sq. feet



Total area: approx. 580.7 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.