



📍 16 Rosemary Houses, Lacock, Chippenham, Wiltshire, SN15 2NB

🔗 Auction Guide £95,000

• 2 Bedroom flat

🏠 Leasehold

📊 EPC Rating C



2 Bedroom flat in need of modernisation situated towards the outskirts of the popular village of Lacock. Ideal investment opportunity or first time buy.

The first floor flat comprises; an entrance hall, kitchen, living room with balcony, 2 bedrooms and bathroom. It has double glazing and gas heating. There is a communal courtyard and on-street parking close by.

The flat has a long lease with about 115 years remaining and ground rent of about £120 per annum.

The flat in good order could achieve about £850pcm which equates to £10,200pa.

#### **Situation & Description**

2 Bedroom flat in need of modernisation situated towards the outskirts of the popular village of Lacock. Ideal investment opportunity or first time buy.

Situated at the end of a cul-de-sac the property is only a short walk from the famous National Trust village of Lacock. The village has an attractive mixture of historic houses and cottages including Lacock Abbey as well as a junior school. There is also a Post Office, some speciality shops, a church, public houses, recreational areas and other amenities. The larger centres of Bath, Chippenham and Corsham are both within easy reach of the house as is the M4 motorway (J17 and J18).

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#### **Viewings**

To arrange a viewing, contact: Corsham office on 01249 712039

If you have any concerns with viewings, please contact the relevant Strakers office and we would be happy to discuss them with you and hopefully put you at ease.

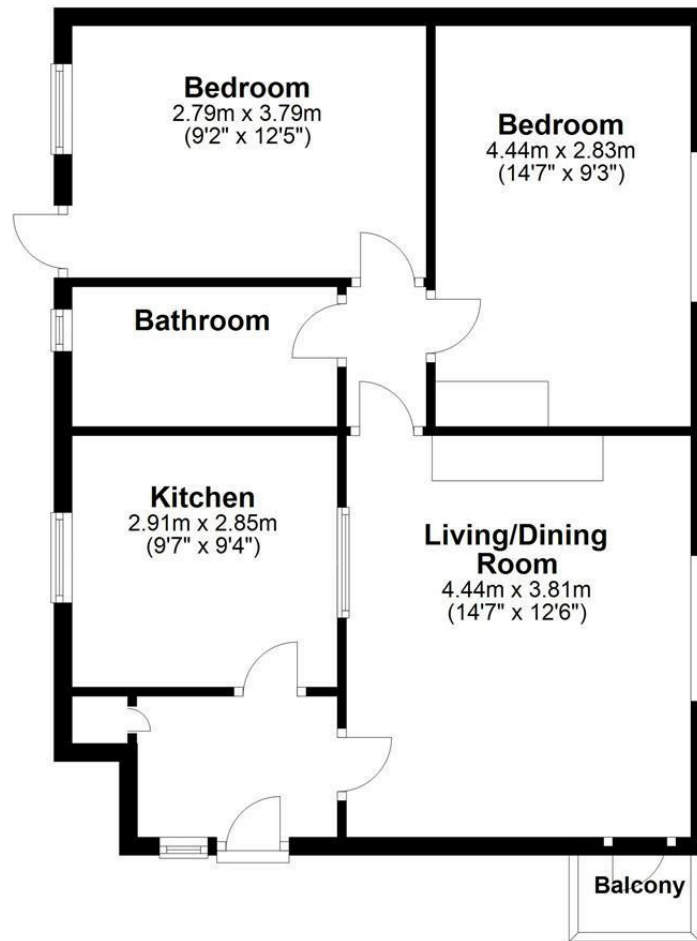
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## Floor Plan

Approx. 60.7 sq. metres (653.8 sq. feet)



Total area: approx. 60.7 sq. metres (653.8 sq. feet)

Illustration for identification purposes only, measurements are approximate, not to scale.  
Plan produced using PlanUp.

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