



38 Warwick Close, Chippenham, SN14 0YD

GOODMAN WARREN BECK

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NO ONWARD CHAIN! A one bedroom first floor apartment ideal for first time buyers, situated at the end of a cul-de-sac within the sought after Cepen Park South development offering easy access to a wide range of amenities. The accommodation offers an entrance hall, sitting room with sliding patio doors and a Juliet balcony, kitchen with fitted units, bedroom with built-in wardrobes and bathroom with a cream suite. Other benefits include uPVC double glazed windows and gas central heating. Outside there is an communal garden laid to lawn, an allocated parking space and provision for visitors parking. The property is one of four which share the freehold and is self managed resulting in minimal maintenance/management costs.

Offers In Excess Of
£135,000

Situation

The property is situated on the Cepen Park South development which is on the western side of town close to superstores, Sainsbury's supermarket, Marks and Spencer food hall, schools and numerous other amenities. There is easy access to the bypass providing easy connection to M4 J.17 for commuting to Bristol, Bath and Swindon. The town centre with mainline rail station is also easily accessible.

Accommodation Comprising:

Communal Entrance Hall

Entrance door to:

Entrance Hall

Built-in storage cupboard. Access to partially boarded loft space. Door to Bathroom and Bedroom. Open to:

Sitting Room

uPVC double glazed sliding doors with Juliet balcony. Radiator. Television and Telephone point. Open to:

Kitchen

Upvc double glazed window to rear. Single bowl stainless steel sink unit with rolled edge worksurfaces over with tiled splashbacks. Range of drawer and cupboard base units with matching wall mounted cupboards. Freestanding oven, fridge/freezer and washing machine. Wall mounted boiler for hot water. Terracotta tiled flooring.

Bedroom

uPVC double glazed window to front. Radiator. Built-in mirror fronted triple wardrobe.

Bathroom

uPVC double glazed window to side. Panelled bath with chrome taps and separate electric shower over. Pedestal wash basin with chrome taps. Close coupled WC. Tiling to principal areas. Extractor.

Outside

Communal Garden to side

Wall and picket fence to boundary. Laid to lawn.

Parking

One allocated parking space.

Directions

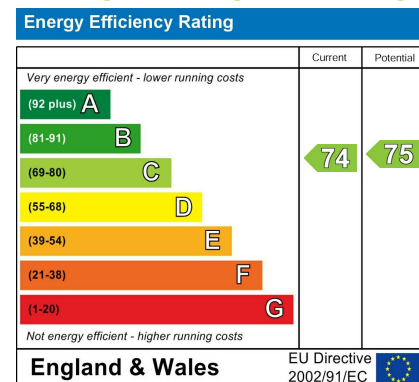
Proceed out of town on the A4 Bath Road and head under the railway bridge. Continue straight over the roundabout by the Pheasant Pub and at the next roundabout turn right. Continue over the roundabout onto Sandown Drive. Take the first left into Warwick Close and the property will be found at the end of the cul-de-sac on the right hand side.

Agents Note

The property is one of four that share the freehold and the lease was for 999 years when created with no ground rent payable.

There are minimal overheads and are currently paid as and when. There is an annual charge for insurance and the last cost for this was £139 for each apartment.

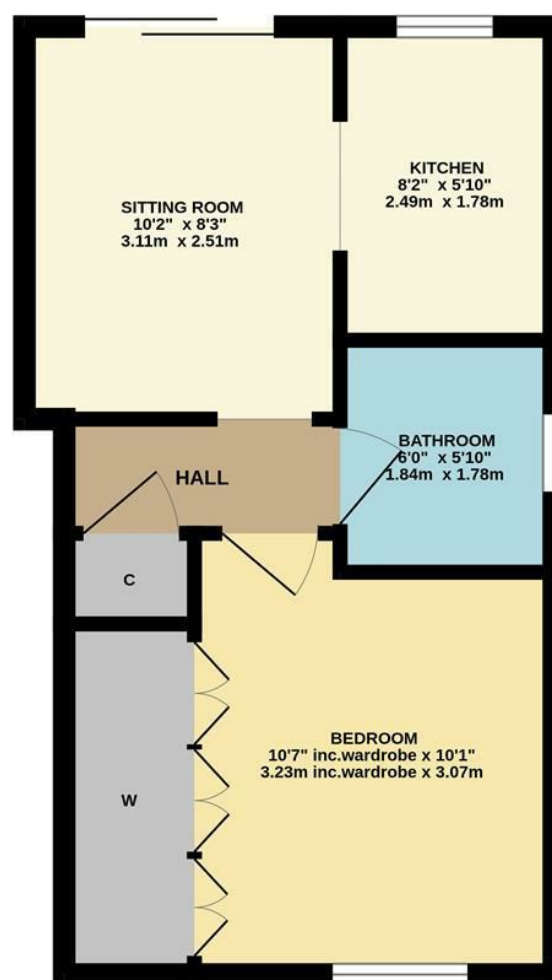
ENERGY PERFORMANCE GRAPHS



Council Tax Band: A

Tenure: Leasehold

FIRST FLOOR
326 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA: 325sq.ft. (30.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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