



21 The Causeway, Chippenham

Price Guide £120,000

This spacious two double bedroom first floor apartment is located within a central location offering easy access to Chippenham town centre. The accommodation is based over two floors to include an entrance hall, cloakroom, bathroom, kitchen, lounge and two bedrooms. Externally the property also offers covered storage for bins and bikes etc. No Onward Chain.

Viewing

Viewings Strictly by appointment with the sole selling agents Atwell Martin call or e-mail us today to confirm your appointment | 65 New Road, Chippenham, Wiltshire SN15 1ES

Situation - Chippenham

Chippenham has a wide range of amenities to include High Street retailers plus supermarkets and retail parks and, in addition, there is a leisure centre with indoor swimming pool, library, cinema and public parks. Chippenham also benefits from excellent schooling with numerous primary and three highly sought after secondary schools. For those wishing to commute there is also a regular main line rail service from Chippenham station to London (Paddington) and the West Country and the M4 motorway is easily accessed via Junction 17 a few miles north of the town.

Accommodation

With approximate measurements the accommodation comprises:

Entrance

Upvc double glazed door to side, stairs to first floor.

Hall

Velux window to side, storage, doors to;

Cloakroom

Velux window to side, comprising low level WC.

Bathroom

Velux window to side, fitted with a two piece suite comprising bath with shower over, pedestal wash hand basin, part tiling.

Kitchen 2.26m x 1.93m (7'05" x 6'04")

Velux window to side, fitted kitchen offering a matching range of wall and base units, one and a half bowl sink drainer inset to rolled edge work surfaces, part tiled, integrated electric oven and four ring electric hob with cooker hood over, space for fridge freezer.

Lounge 5.84m x 2.84m (19'02" x 9'04")

Upvc double glazed window to side, Velux window to side, electric heater.

Hallway

Velux window to rear, airing cupboard, doors to;

Bedroom One 4.17m x 3.48m (13'08" x 11'05")

Upvc double glazed window to front, electric heater, built in storage cupboards.

Bedroom Two 4.14m x 2.08m (13'07" x 6'10")

Upvc double glazed window to front, electric heater, built in storage cupboards.

External Bin Store

Property Information

Utilities/Services - Mains Electric, Water & Drainage, Electric Gas Central Heating

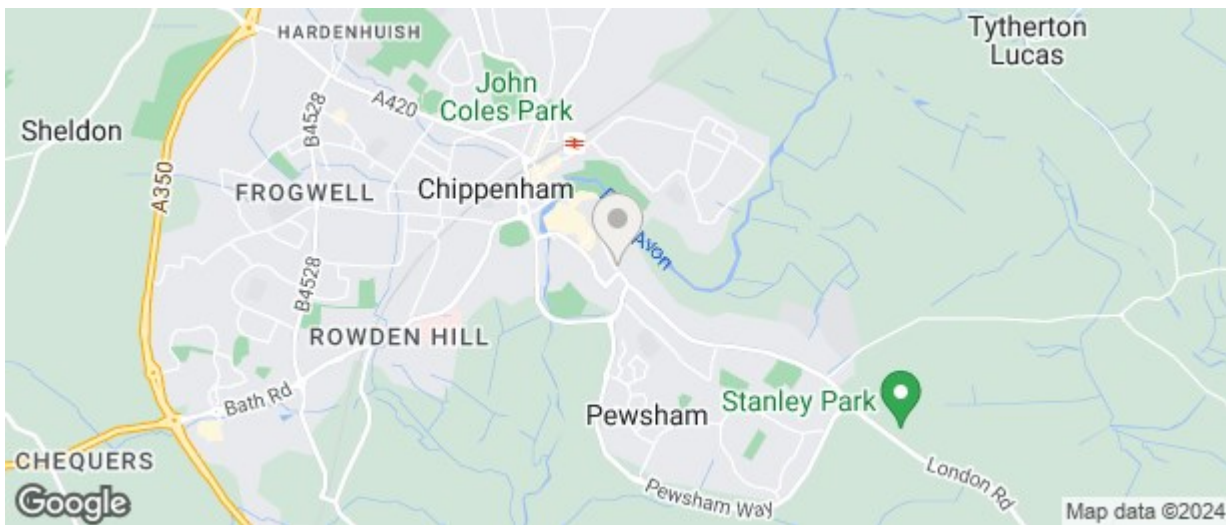
Wiltshire Council Tax - Band A

Tenure - Grade II Listed Leasehold Apartment
Service Charge & Ground Rent - currently £80 per month Length of Lease 999 years from 1985





FIRST FLOOR APARTMENT



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		53
		29
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing