



An investment opportunity of six apartments fully let, in a converted pair of Victorian semi-detached houses providing a convenient detached investment block with off road parking. The apartments are ideally situated within central Chippenham which means that mainline rail links, parks and shops are all within walking distance. There is also convenient access for commuters to the towns road connections with the M4 J17 just 6 miles North of the town.

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 itself 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.

Property Information

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

Wiltshire Council Tax - Band A on each apartment

Tenure - Each flat is Leasehold. The Freehold is in the name of 46-47 Marshfield Road Management Company Ltd. Purchasing a flat entitles you to become a director of this company and a share in the Freehold.

The Apartments

There are three one bedroom

apartments and three two bedroom apartments...

Flat Two is a one bedroom apartment with it's own front door and parking

Flat Three is a one bedroom apartment with it's own front door, courtyard and parking

Flat Four is a two bedroom apartment with parking

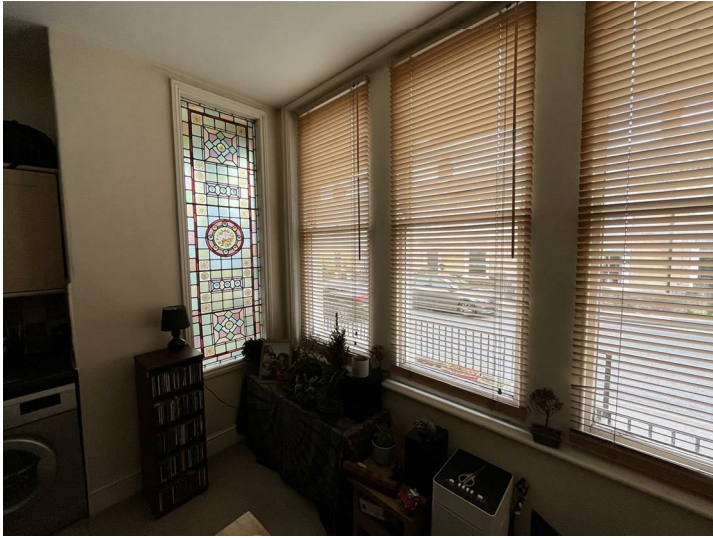
Flat Five is a one bedroom apartment with parking

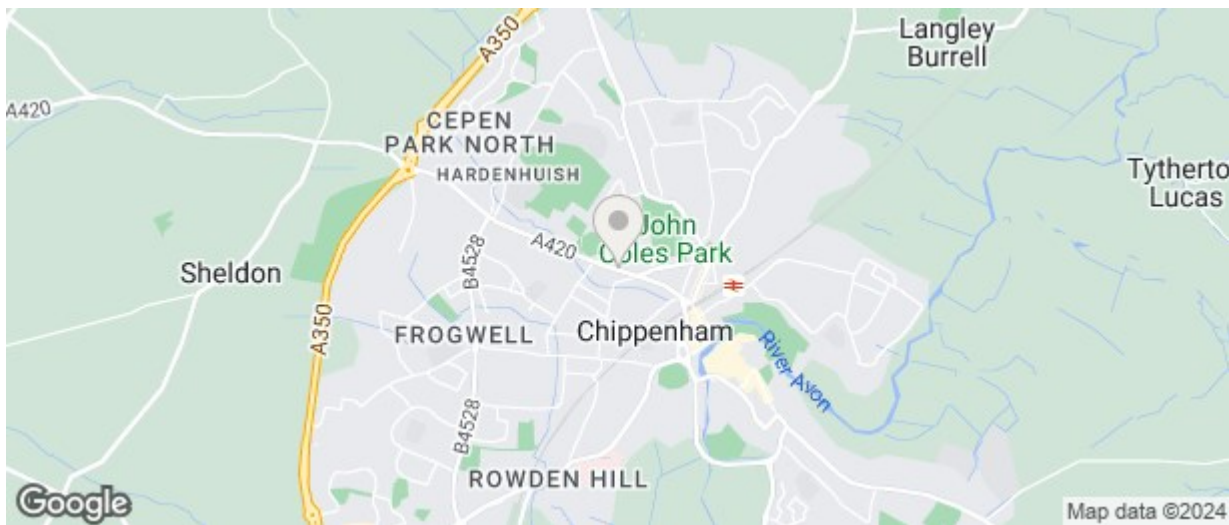
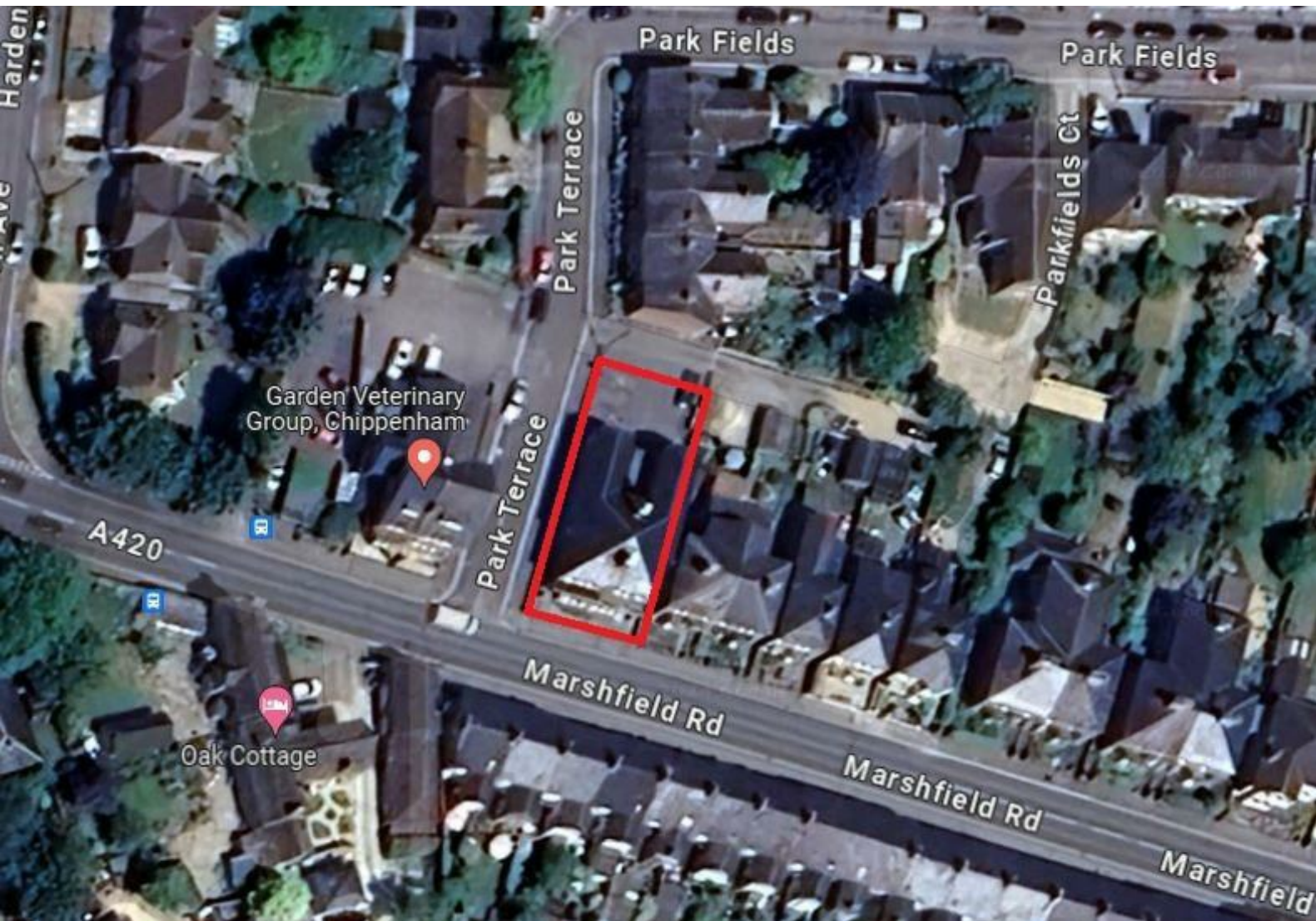
Flat Six is a two bedroom apartment with parking

Flat Seven is a two bedroom apartment with parking

(Flat One is a privately owned apartment not included within the sale)







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		
		70
	42	
England & Wales 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