



9 West End Close, Chippenham, SN14 0FN

£184,000

Situated on the second floor, backing on to trees and a stream this well presented apartment comprises; hallway, living room with kitchen and lounge area, two bedrooms and a bathroom. Located less than half a mile from the mainline train station serving Bath, Bristol, London Paddington and the same distance from the Town Centre it would make an ideal first time buy. It has a covered parking space and is OFFERED FOR SALE WITH NO ONWARD CHAIN.

Hallway

Front door, radiator, airing/storage cupboard doors to all rooms.

Living Area 16'08" x 13'05" (5.08m x 4.09m)



Four double glazed windows, radiator, kitchen area with range of floor and wall mounted units, stainless steel sink and drainer, induction hob, electric oven, extractor fan, space for a fridge/freezer, plumbing for a washing machine and loft hatch. The gas fired boiler is located within this space.





Bedroom One 12'01" x 11'11" (3.68m x 3.63m)



Double glazed window and radiator.

Bedroom Two 10'08" x 7'07" minimum (3.25m x 2.31m minimum)



Double glazed window and radiator.

Kitchen Area

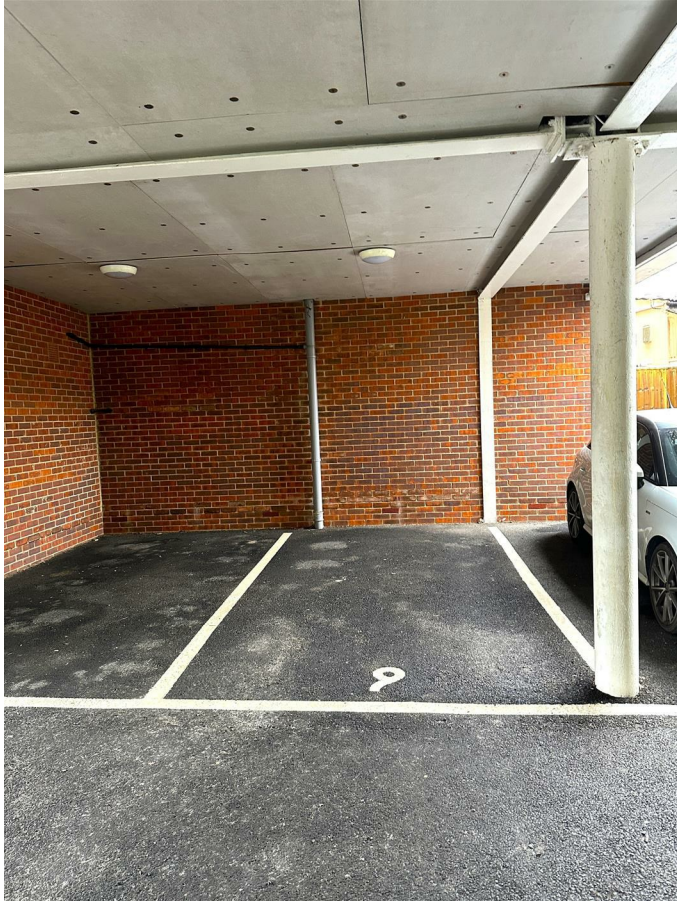


Bathroom 7' x 6'09" (2.13m x 2.06m)



Extractor fan, towel radiator, toilet, wash hand basin and bath with shower screen and shower over.

Parking



Numbered parking space under cover along with visitor spaces.

Tenure

We are advised by the seller that:

The property has a 125 year lease which started on 24/08/2017.

The Ground Rent is: £250 per year

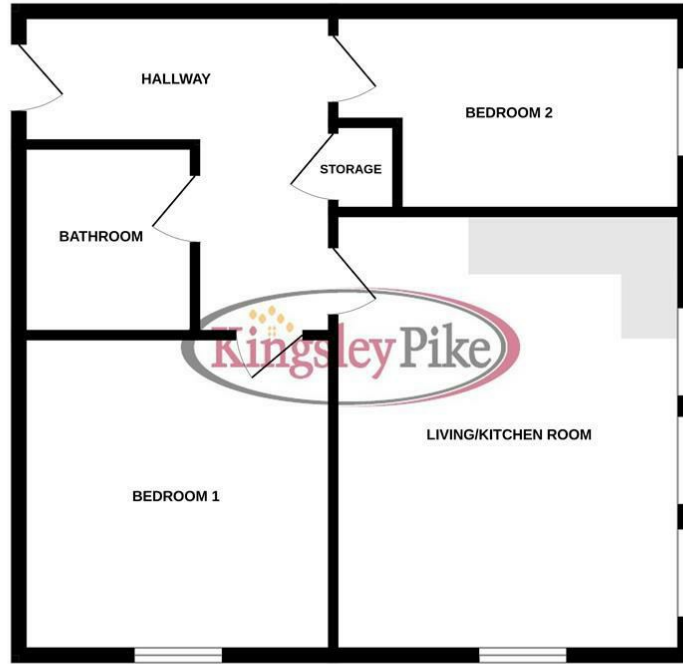
The service Charge is: £848.80 every 6 months.
(2026 fee tbc)

Council Tax

We are advised via the .GOV website that the council tax band is B.

Floor Plan

SECOND FLOOR
610 sq.ft. (56.7 sq.m.) approx.

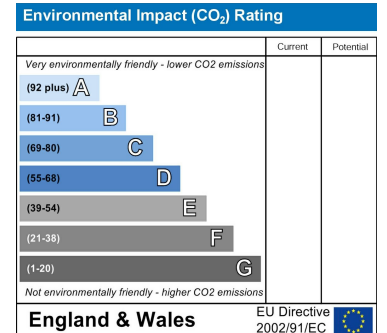
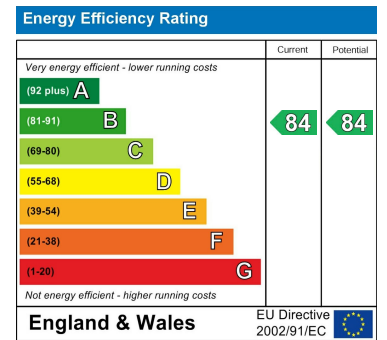


TWO BEDROOM SECOND FLOOR APARTMENT
TOTAL FLOOR AREA: 610 sq.ft. (56.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission 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 is given as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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