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99 Flowers Yard, Chippenham, Wiltshire, SN15 3BN

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Offers In Excess Of £160,000

NO ONWARD CHAIN A modern, well presented, two bedroom, ground floor apartment with an allocated parking space, which is situated in the centre of the town within walking distance of the train station and amenities.

- Modern Ground Floor Flat
- Two Bedrooms
- Open Plan Living Space
- Neutral Décor Throughout
- Allocated Parking Space
- Ideal First Time Buy Or Investment Purchase
- Close To The Train Station & Town Centre Amenities
- NO ONWARD CHAIN

Leasehold

EPC Rating C









A stylish and well-presented ground floor apartment, ideally located in the heart of town just a short walk from the train station and local amenities. Offered with no onward chain, this property is perfect for first-time buyers or investors alike.

The accommodation comprises a communal entrance hall leading to a private hallway, a bright dual-aspect open-plan sitting/dining/kitchen area, two bedrooms, and a modern bathroom fitted with a white suite. The apartment is finished in neutral décor throughout and benefits from double glazing and electric heating.

Externally, the property includes an allocated parking space, conveniently positioned and clearly numbered in the car park at the front of the building.

This is a fantastic opportunity to secure a centrally located, move-in-ready home.

Further benefit:

Brand new ventilation and heat recovery system with 5 year warranty.

Situation
The property is situated in a central location within easy walking distance of the town centre and all amenities to include a mainline railway station (London-Paddington), a public library, a sports centre and a bus station. Chippenham also offers excellent primary and secondary schooling together with further education provided by Chippenham Technical College. The M4 motorway at Junction 17, the A4 and the A420 offer excellent motor commuting to the major centres of Bath, Bristol, Swindon and London.

Property Information
Council Tax Band; B

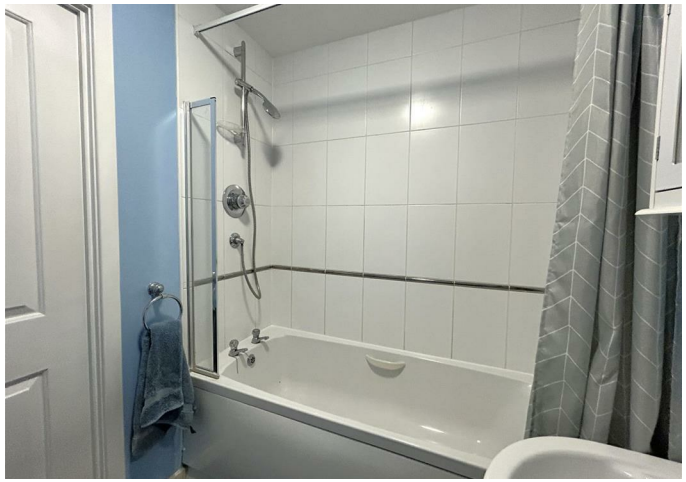
Tenure; Leasehold (136 years remaining on the lease. The ground rent is £150pa and the service charge is approximately £756.26 pa)

Services; Mains electricity, water and drainage.

Electric heating

EPC Rating; C

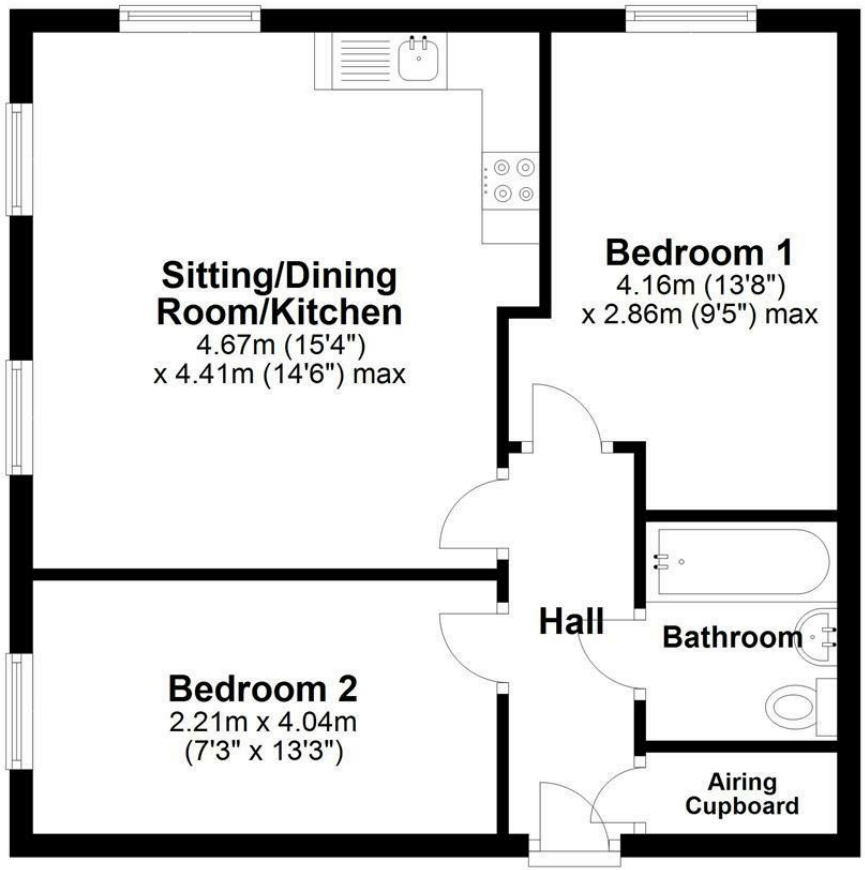






Ground Floor

Approx. 48.9 sq. metres (526.3 sq. feet)



Total area: approx. 48.9 sq. metres (526.3 sq. feet)

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

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

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