

for sale

£210,000



Gainey Gardens Chippenham SN15 1UG

A First Floor Apartment situated on the popular Birds Marsh development offering spacious lounge/diner and separate kitchen, two bedrooms and family bathroom. Viewing strongly recommended.



Gainey Gardens Chippenham SN15 1UG

Description

A well-presented two-bedroom first floor apartment situated in the sought-after Gainey Gardens development. This spacious home offers a bright and airy lounge/diner, providing ample space for both relaxation and entertaining, alongside a separate fitted kitchen with a range of storage units and worktop space.

The property comprises two well-proportioned bedrooms and a family bathroom, making it an ideal choice for first-time buyers, downsizers, or investors. Benefiting from a practical layout throughout, the apartment offers comfortable and low-maintenance living in a convenient residential location.

Gainey Gardens is well placed for local amenities, transport links, and nearby green spaces, providing the perfect balance of convenience and lifestyle.



Accommodation

Entrance Hall

With doors to all rooms. Two built in cupboards.

Lounge/Diner

Large bay window. TV point.

Kitchen

Fitted with a matching range of base and wall units with complementary work surfaces over with inset sink and drainer with cooker hood over. Integrated oven and hob, washing machine and dishwasher. Window to side.

Bedroom One

Dual aspect with windows to side and rear.

Bedroom Two

Dual aspect with windows to side and rear.

Bathroom

Suite comprising low level WC, wash hand basin and bath with shower over. Window to side.

Outside

Allocated parking for two vehicles at the back of the property as well as on road parking to the front.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer has been accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed the fee can not be refunded, even if the property purchase does not go ahead.





Total floor area 62.9 m² (677 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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59 Market Place
 CHIPPENHAM SN15 3HL

Property Ref: CHM306681 - 0003

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 125.00

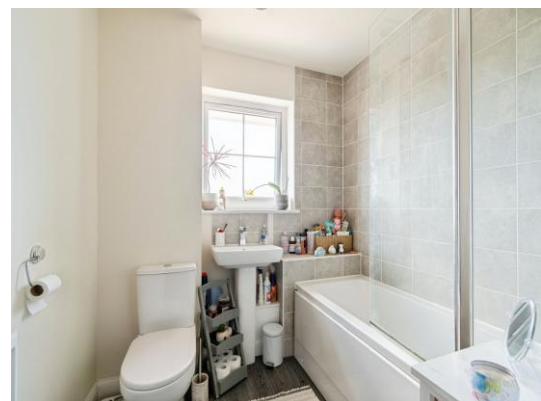
Ground Rent: 1332.00

view this property online
connells.co.uk/Property/CHM306681

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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