



📍 9d London Road, Chippenham, Wiltshire, SN15 3AJ

🏠 Price Guide £110,000

Offered with NO ONWARD CHAIN-Situated within a short distance of the town centre and mainline train station, this Grade 2 Listed ground floor flat is an ideal opportunity for first-time buyers and investors alike.

- Centrally Located
- One Bedroom
- Ground Floor
- Walking Distance of the Town Centre & Mainline Train Station
- Offered With No Onward Chain
- Secondary Glazing Installed
- Gas Fired Central Heating
- Modern Fitted Kitchen & Shower Room
- Ideal First Time Purchase / Investment Opportunity

🔑 Leasehold - Share of Freehold

🏠 EPC Rating D



Offered with NO ONWARD CHAIN-Situated within a short distance of the town centre and mainline train station, this Grade 2 Listed ground floor flat is an ideal opportunity for first-time buyers and investors alike.

The accommodation comprises secure communal entrance hall, entrance hall, living room with an original sash windows benefitting from having secondary glazing installed.

A modern fitted kitchen with gas hob, electric oven and washer/dryer. The bedroom is situated to the rear of the flat also with three original sash windows benefitting from having secondary glazing installed. The shower room is also modern.

Externally, there is side access to the right of the building where the recycle bins are safely located. Further benefits include gas fired central heating.

#### **Situation**

The property is most conveniently located on London Road within walking distance of the town centre and mainline Railway station (London Paddington) Further benefits include easy access to the M4. Within minutes you can access Monkton Park, riverside walks and cycle ways. Chippenham itself offers a wide range of amenities including High Street retailers plus supermarkets and retail parks. In addition there is a Leisure Centre with indoor swimming pool, Library, Cinema and public parks.

#### **Property Information**

Leasehold Property: Will own share of freehold once all Flats are sold

Length of lease; 999 years from completion of sale

Lease Information:

Ground rent £1 PA

Insurance £115 PA

Maintenance Sinking Fund £150 PA

Garden Maintenance £300PA

ONCE OWNER LEAD MANAGEMENT COMPANY IS SET UP  
RESIDENTS CAN CONFIRM THEIR PREFERRED CONTRIBUTIONS

Gas Fired Central Heating

Mains Services Connected

EPC Rating; D

Council Tax Band; AWAITING WILTSHIRE COUNCIL TO ASSIGN A  
BAND (PREDICTED BAND RATING A)



## Ground Floor

Approx. 349.2 sq. feet



Total area: approx. 349.2 sq. feet

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 firm's 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.