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9c London Road, Chippenham, SN15 3AJ

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Price Guide £139,950

NO ONWARD CHAIN This appealing two bedroom first-floor apartment with allocated parking is ideally positioned just a short distance from the town centre and railway station. Offering convenient access to local amenities and transport links, the property represents an excellent purchase for first-time buyers, professionals and investors alike.

- No Onward Chain
- Attractive Two Bedroom First Floor Apartment
- Grade II Listed Building
- Convenient Location Close To The Town Centre
- Within Easy Reach Of The Railway Station
- Spacious Living/Dining Room
- Modern Fitted Kitchen
- Modern Bathroom With Shower Over Bath
- Secondary Glazing To All Windows
- Allocated Parking Space

Leasehold

EPC Rating D









OFFERED WITH NO ONWARD CHAIN-This well-presented Grade 2 listed two bedroom, first-floor apartment with allocated parking is ideally situated within easy reach of the town centre and train station, making it a convenient choice for commuters, first-time buyers and buy-to-let investors.

The property is accessed via a secure communal entrance, with stairs leading to the first floor.

Inside, the accommodation comprises a welcoming entrance, spacious living/dining room providing an ideal space for relaxing and entertaining, and a modern fitted kitchen equipped with a gas hob, electric oven and washer/dryer.

There are two bedrooms, one overlooking the front and the other to the rear of the property. The modern bathroom is fitted with a bath and shower over, complemented by a heated towel rail.

Further benefits include secondary glazing to all windows, helping to improve thermal efficiency and comfort.

Externally, the property benefits from convenient side access to the right-hand side of the building, where the communal recycling bins are securely located.

Situation

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 PREFFRERED 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. 647.8 sq. feet



Total area: approx. 647.8 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 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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