



Pound Close, Lyneham Chippenham SN15 4PJ

Welcome to

Pound Close, Lyneham Chippenham

A spacious and well-presented two double bedroom first floor apartment, ideally located in the popular village of Lyneham. Features include a generous living room with open views, refitted kitchen/breakfast room, modern bathroom, separate WC and excellent commuter links.

Communal Entrance Hall

Accessed via a secure telephone entry system, the communal entrance hall provides access to the apartment and is well maintained throughout. Stairs rise to the first floor where the property is situated.

Entrance Hall

A welcoming entrance hall providing access to all accommodation. The space benefits from a useful double storage cupboard, airing cupboard and an electric radiator.

Lounge

A bright and welcoming lounge featuring a window to the front aspect, allowing plenty of natural light to fill the room. The space offers ample room for a range of lounge furniture, benefits from a useful storage cupboard and is complemented by an electric heater.

Kitchen / Diner

A well-appointed kitchen fitted with a range of wall and base units with rolled-edge work surfaces over and tiled splashbacks. The kitchen incorporates a stainless-steel sink and drainer, electric oven and hob with stainless steel cooker hood over and plumbing for a washing machine. Benefiting from two windows to the rear aspect, the room enjoys plenty of natural light and offers space for a dining table and chairs. Further features include a tiled floor, ceiling coving and an electric heater.

Bedroom One

A generous double bedroom featuring a window to the front aspect, allowing plenty of natural light to enter the room. The space is enhanced by an attractive wood-panelled feature wall and ceiling coving, creating a stylish and characterful finish.

Bedroom Two

Another good-sized bedroom featuring a window to the front aspect, allowing plenty of natural light into the room. The space offers ample room for bedroom furniture and is enhanced by attractive ceiling coving.

W.C

Fully tiled and fitted with a low-level WC. An obscure glazed window to the rear aspect provides natural light while maintaining privacy.

Bathroom

A fully tiled bathroom fitted with a vanity wash hand basin and a bath with mixer tap and shower attachment over. An obscure glazed window to the rear aspect provides natural light while maintaining privacy. The room is complemented by a chrome heated towel rail, creating a modern and practical finish.

Agent Note

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





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Welcome to

Pound Close, Lyneham Chippenham

- Spacious First Floor Apartment
- Beautifully Presented Throughout
- Light & Airy Living Accommodation
- Attractive Open Views from the Living Room
- Popular Village Location

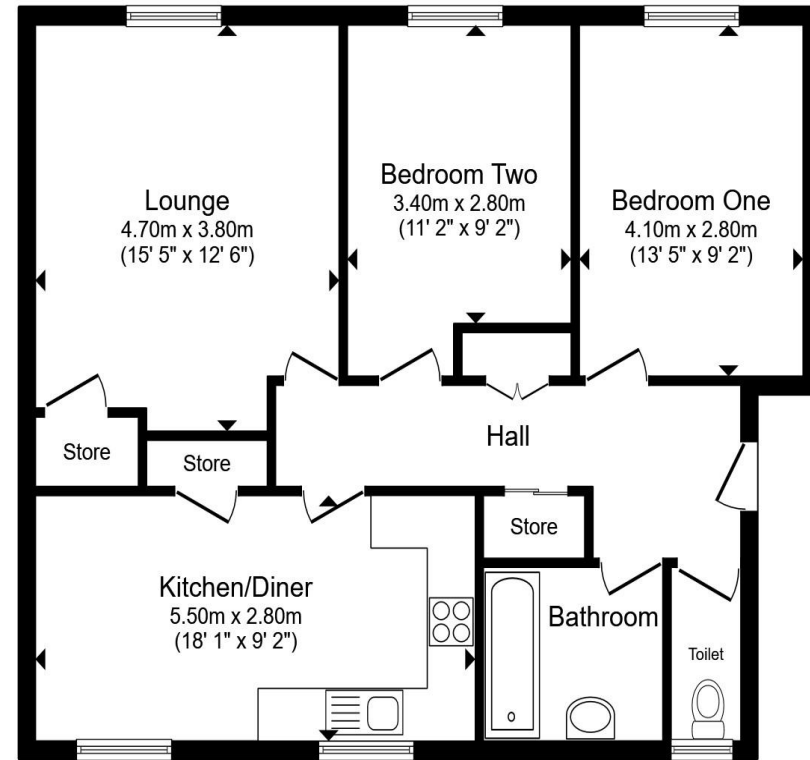
Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 117.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 23 May 1994. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£140,000



Total floor area 75.0 m² (808 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

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Property Ref:
CLN110139 - 0002

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 is 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 or services and it is in the buyer's interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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