



📍 20 Louise Rayner Place, Chippenham, Wiltshire, SN15 3BU

🏠 Price Guide £165,000

Offered with no onward chain, this very well-presented first-floor flat boasts a central location just a stone's throw from the town centre amenities and a short walk from the mainline train station. The property offers two double bedrooms and allocated parking, making it an ideal choice for commuters, first-time buyers, or investors alike.

- Centrally Located
- Modern Apartment
- Two Double Bedrooms
- First Floor
- En-Suite Shower Room Plus Bathroom
- Quiet Location
- Gas Fired Central Heating
- Allocated Parking
- Close to Town Centre Amenities
- A Short Walk From the Mainline Train Station

🏠 Leasehold

🏠 EPC Rating C



Enjoying a centrally located position is this very well presented, two double bedroom first floor flat with allocated parking situated within a stones throw all town centre amenities and within a short walk of the mainline train station.

Accommodation comprises; secure communal entrance also providing rear access from the building, entrance hall with storage and airing cupboards. The living/dining room is a nice size with a feature electric fireplace complimenting the central heating. Accessed off the living/dining room is a modern fitted kitchen.

There are two double bedrooms and a modern bathroom. Bedroom one benefits from having an en-suite shower room.

The property has gas fired central heating and double glazing throughout apart from the living/dining room where there is a triple glazed window reducing heat loss. There is also an in-built ventilation system circulating air throughout the property. Externally there is an allocated parking space for one vehicle.

#### **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

Leasehold; 135 years remaining of a 155 year lease. The ground rent is £150 per annum and the service charge is £900.00 per annum

Mains Services

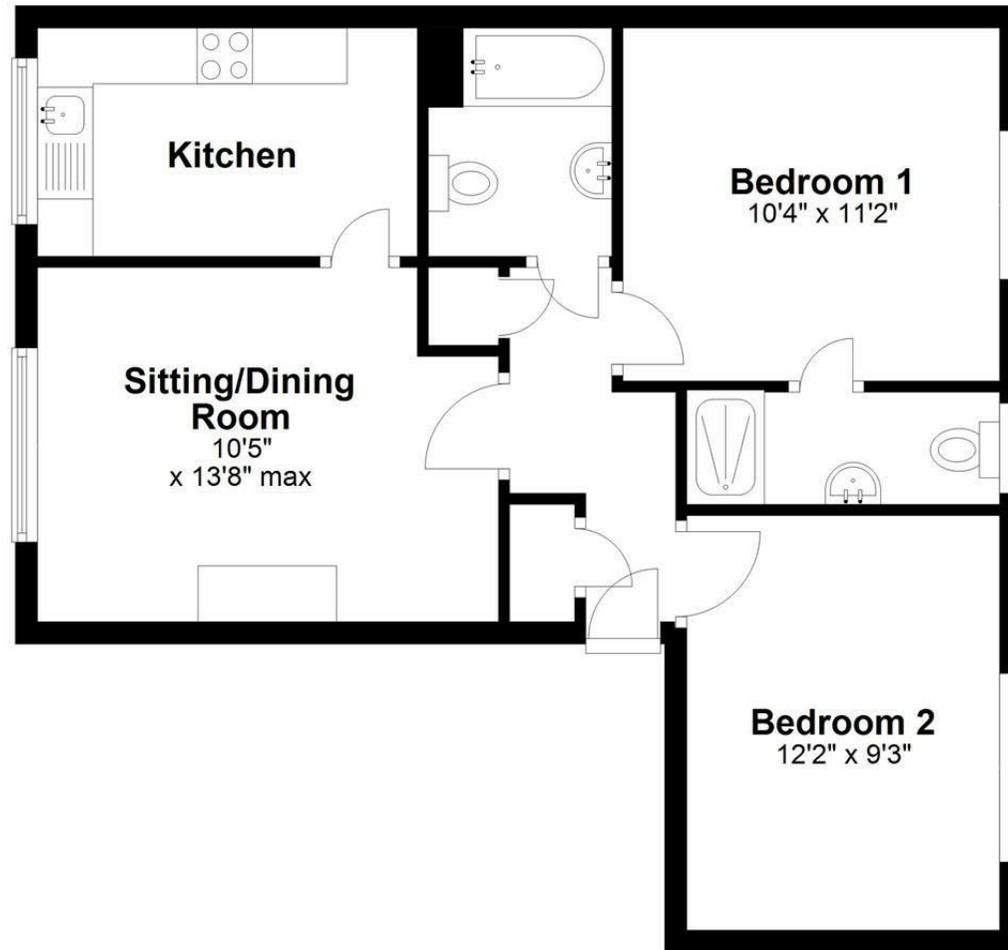
Gas Central Heating

EPC Rating; C



## Ground Floor

Approx. 580.7 sq. feet



Total area: approx. 580.7 sq. feet

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