



📍 Flat 3, Seagers Court Audley Road, Chippenham, SN14 0EN

💷 £180,000

Located central to Chippenham with a numbered parking space, this first-floor apartment offers a spacious feel. From the entrance hall there are doors leading to the open plan kitchen and lounge with Juliette balcony, doors to both double bedrooms and access to the family bathroom. Owning a share of the freehold the owner of this property forms part of the management company and has an input into the running of the apartments.

- Modern First Floor Apartment - Share of Freehold
- Two Double Bedrooms
- Spacious Sitting / Dining Area
- Stylish Kitchen
- White Bathroom
- Allocated Off-Road Parking
- Walking Distance to Town Centre & Railway Station
- Ideal First Time Purchase
- Investment Opportunity - Circa £1050 pcm
- 999 Year Lease

🏠 Leasehold - Share of Freehold

🏠 EPC Rating B



Situated within close proximity to the town centre and mainline railway station is this modern and stylish two bedroom, first floor apartment, offering contemporary accommodation finished to a high specification.

The property is accessed through a secure communal door. The apartment itself has a hallway with a large double-doored storage cupboard offering valuable additional storage, two bedrooms, the master with built in wardrobes and a lovely and good-sized dual aspect open plan kitchen/living room with Juliet balcony, the kitchen having a built-in oven and hob and freestanding fridge freezer. The property is double glazed throughout and heated by wall mounted electric heating.

Externally there is one allocated parking space located directly below the property.

A particular benefit of the property is that the flat comes with a share of the freehold of the building. The freehold is collectively owned by the individual flat owners, meaning there is no external freeholder. The owners have collective control over the management and upkeep of the building, including expenditure on communal areas, maintenance and repairs.

This fantastic apartment would make an excellent first time buy or an investment with an estimated annual return of £12,600 (£1050pcm). The property is ready for immediate viewing and is highly recommended.

Situation

The property is most conveniently located on the northern side of Chippenham within walking distance of the town centre, train station, two of the country's most reputable schools and John Coles Park. Further benefits include easy access to the M4. 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. For those wishing to commute there is a regular main line rail service from Chippenham to London (Paddington), Bath, Bristol (Temple Meads) and Swindon. And the M4 motorway is easily accessed via Junction 17 a few miles to the north of the town.

Property Information

Share of Freehold (Owning a share of the freehold, the owner of this property forms part of the management company and has an input into the running of the apartments)

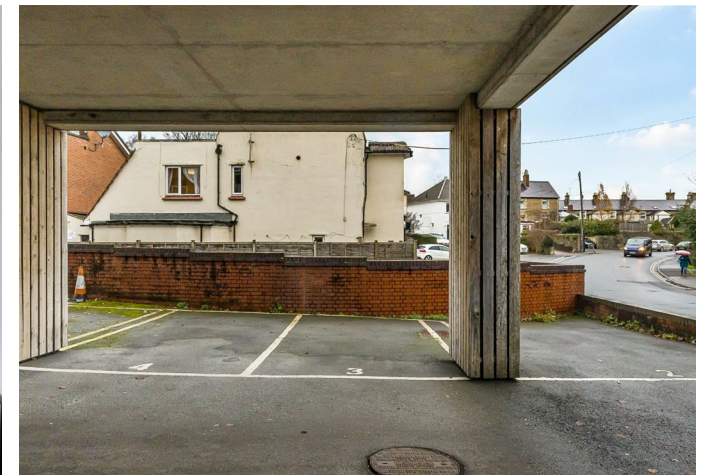
999 Year Lease

Council Tax Band: B

EPC Rating: B

Mains Electricity, Water & Drainage

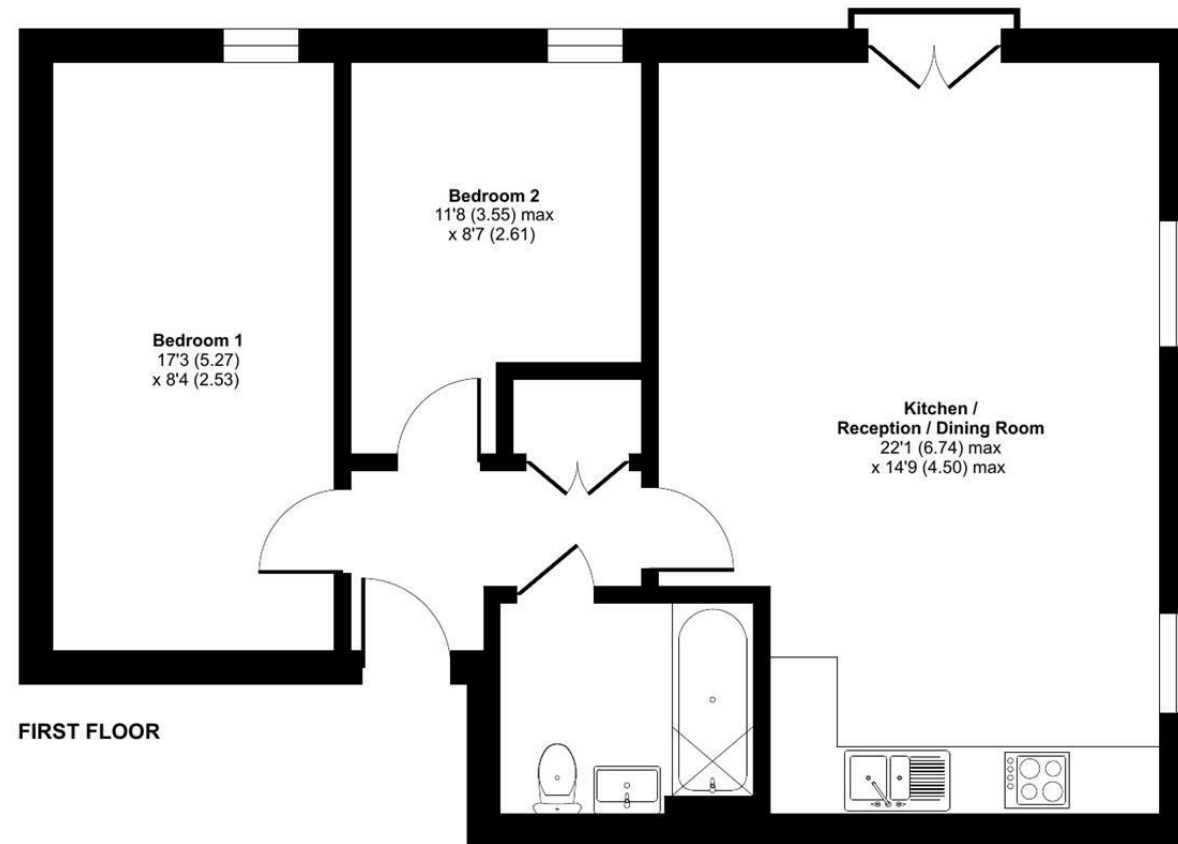
Electric Heating



Audley Road, Chippenham, SN14

Approximate Area = 658 sq ft / 61.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Strakers. REF: 1387787

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