

for sale

£100,000



Gainey Gardens CHIPPENHAM SN15 1UG

SHARED OWNERSHIP. 50% Share

Modern Ground Floor Living in Gainey Gardens, Chippenham – Perfect for a Relaxed Lifestyle

Step into comfort and convenience with this stylish two-bedroom ground floor flat, ideally located in the sought-after Gainey Gardens development.

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Description

Modern Ground Floor Living in Gainey Gardens, Chippenham – Shared Ownership 50% share available. Perfect for a Relaxed Lifestyle

Step into comfort and convenience with this stylish two-bedroom ground floor flat, ideally located in the sought-after Gainey Gardens development. Designed for easy living, this home offers a welcoming entrance hall, a well-equipped kitchen, and a bright living/dining room that's perfect for relaxing evenings or hosting friends.

Both bedrooms provide a peaceful retreat, complemented by a modern bathroom for everyday practicality. Outside, enjoy the benefit of allocated parking, making life that little bit easier.



Accommodation

Hallway

Entrance door. Two built in storage cupboards. Doors to all rooms.

Lounge

14' 10" max x 12' 10" max (4.52m max x 3.91m max)
Dual aspect with windows to front and side. TV point.

Kitchen

11' 9" x 6' 8" (3.58m x 2.03m)
Fitted with a matching range of base and wall units with complementary work surfaces over with inset sink and drainer. Integrated oven and hob. Plumbing for washing machine. Space for fridge/freezer. Window to rear.

Bedroom One

14' 11" x 11' 7" (4.55m x 3.53m)
Dual aspect with windows to front and side.

Bedroom Two

10' 11" max x 8' 9" max (3.33m max x 2.67m max)
Dual aspect with windows to rear and side.

Bathroom

Suite comprising low level WC, wash hand basin and bath.
Window to side.

Outside

Allocated parking.





Total floor area 62.7 m² (675 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



To view this property please contact Connells on

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59 Market Place
 CHIPPENHAM SN15 3HL

Property Ref: CHM306379 - 0004

Tenure: Leasehold EPC Rating: B

Council Tax Band: A Service Charge: 1227.00

Ground Rent: Ask Agent

view this property online connells.co.uk/Property/CHM306379

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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