

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



# Gainey Gardens CHIPPENHAM SN15 1UG

## 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 m<sup>2</sup> (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](http://www.propertybox.io)

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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

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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.



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