

for sale

offers in excess of **£160,000**



## Cowleaze Chippenham SN15 3YN

### Contemporary Two-Bedroom Flat

Discover modern living in this stylish two-bedroom flat, perfectly located in the popular Cowleaze area of Chippenham. Designed for comfort and convenience.

This will not be available for long so viewing is highly advised.



# Cowleaze Chippenham SN15 3YN

## Description

Contemporary Two-Bedroom Flat – Cowleaze, Chippenham

Discover modern living in this stylish two-bedroom flat, perfectly located in the popular Cowleaze area of Chippenham. Designed for comfort and convenience, this home features a welcoming entrance hall, a well-appointed kitchen, and a bright living/dining room – ideal for relaxing or entertaining.

Both bedrooms offer generous space, complemented by a sleek bathroom for everyday practicality. Outside, the property benefits from allocated parking, making life that little bit easier.

Whether you're an investor, or looking for a low-maintenance home, this property offers the ideal blend of style and location. Viewing is highly recommended – don't miss out!



## Accommodation

### Hallway

Entrance door. Doors to all rooms.

### Lounge/Diner/Kitchen

18' 8" max x 10' 6" max ( 5.69m max x 3.20m max )

### Lounge/Diner Area

French doors to front. Open plan to Kitchen.

### Kitchen

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.

### Bedroom One

16' 9" max x 10' 6" max ( 5.11m max x 3.20m max )

Window to front. Door to Ensuite.

### Ensuite

Suite comprising low level WC, wash hand basin and corner shower unit.

### Bedroom Two

12' 6" max x 8' 2" max ( 3.81m max x 2.49m max )

Window to front.

### Bathroom

Suite comprising low level WC, wash hand basin and bath with shower over.

### Outside

Allocated parking for one vehicle.





Total floor area 56.7 m<sup>2</sup> (611 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)



To view this property please contact Connells on

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59 Market Place  
 CHIPPENHAM SN15 3HL

Property Ref: CHM306443 - 0004

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1920.00

Ground Rent: 175.00

**[view this property online connells.co.uk/Property/CHM306443](http://connells.co.uk/Property/CHM306443)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2007. 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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