



Flat 4 Monkton House, Chippenham, SN15 3PE

Price Guide £290,000

Offered for sale with NO ONWARD CHAIN this characterful Grade II listed first floor apartment offers a light and spacious feel. Comprising; entrance hallway, sitting room with dual aspect aspect, kitchen/breakfast room, two bedrooms and bathroom. Externally there are communal gardens and private allocated parking. Located in the heart of the town it offers excellent convenience for amenities. SHARE OF FREEHOLD.

Communal Entrance Hall



Hallway

Front door, radiators, wardrobes and doors to all rooms.

Lounge



Four sash windows with window seats, electric heater and cast iron fire place with surround (not active)

Kitchen/Breakfast Room



Sash window, radiator, space for table and chairs, floor and wall mounted units, gas hob, extractor fan, electric oven, plumbing for a washing machine, space for a further appliance.

Bedroom One



Two sash windows, window seat, bedroom furniture and radiator.

Bedroom Two



Sash window, radiator and wardrobe.

Shower Room



Sash window, toilet, wash hand basin, vanity storage and shower cubicle.

Communal Gardens



Generous well maintained and well stocked gardens laid predominantly to lawn with pathways and seating areas. A locked gate gives private access in to Monkton Park.

Parking

Allocated parking within the communal car park.

Tenure



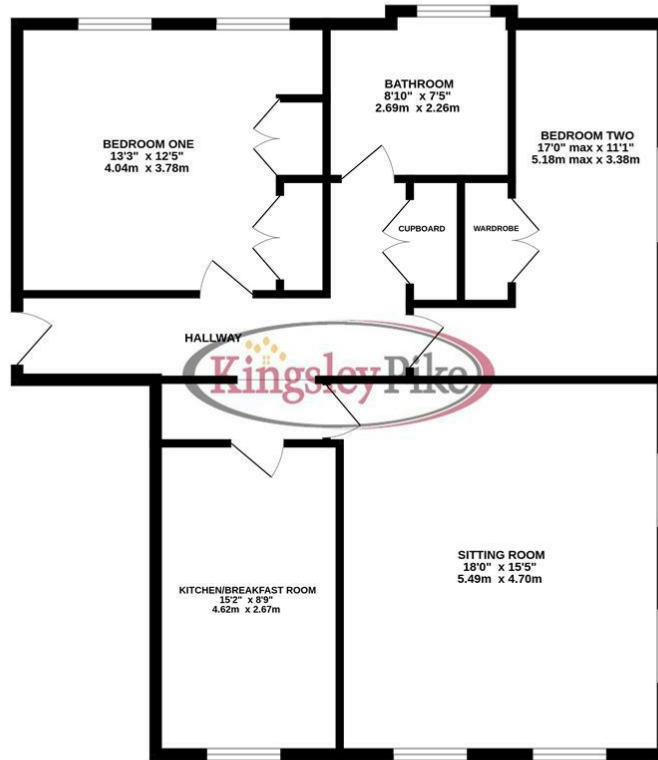
We are advised by the .Gov website that the property is Leasehold. The current lease term is: 125 years from 24/06/1986. 86 years remaining. Ground rent is £150 per year and the latest service charge is £3655.14 for a 12 month period- As an owner of a flat in the block you will join the management committee. Flat 1 has a 1/8th share of the freehold so the remaining years left on the lease are irrelevant.

Council Tax

We are advised by the .gov website that the property is band D.

Floor Plan

GROUND FLOOR
993 sq.ft. (92.3 sq.m.) approx.



TOTAL FLOOR AREA : 993sq.ft. (92.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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