





📍 4 Flowers Yard, Chippenham, Wiltshire, SN15 3BN

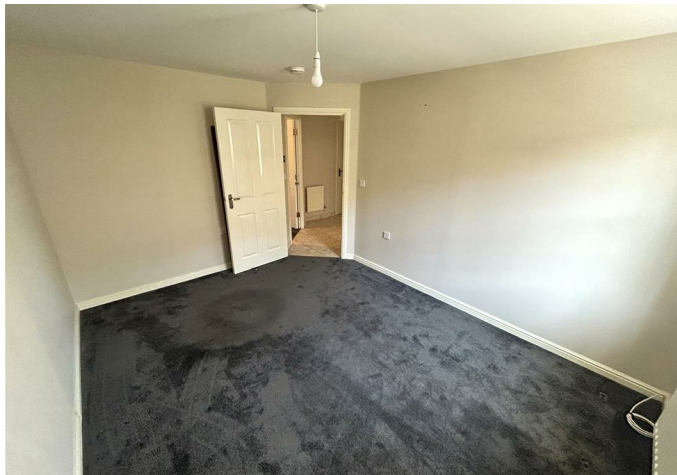
🏠 Guide Price £135,000

NO ONWARD CHAIN - A modern, well presented, one bedroom, ground floor apartment with an allocated parking space, which is situated in the centre of the town within walking distance of the train station and amenities.

- Modern Ground Floor Flat
- One Bedroom
- Centrally Located
- Allocated Parking Space
- Gas Central Heating
- Close To Mainline Train Station
- Ideal First Time Buy or Investment Purchase (Potential Rental Income of £850pcm)
- Offered with No Onward Chain

🔑 Leasehold

🏠 EPC Rating C





A delightful one bedroom ground floor apartment with an allocated parking space, which is situated in the centre of the town within walking distance of the train station and amenities. OFFERED WITH NO ONWARD CHAIN.

The accommodation comprises; secure communal entrance hall, private hall, living/dining room, modern fitted kitchen with oven, hob and space for additional appliances. There is a double bedroom and a bathroom with white suite and shower over bath. The property benefits from neutral décor throughout, double glazing, gas central heating and an allocated parking space. Externally the building has been recently redecorated.

The allocated parking space is situated in the car park at the rear of the building and is clearly numbered.

The property would make an ideal buy to let, with a potential income of approximately £850pcm, based on current market conditions.

#### **Situation**

The property is situated in a central location within easy walking distance of the town centre and all amenities to include a mainline railway station (London-Paddington), a public library, a sports centre and a bus station. Chippenham also offers excellent primary and secondary schooling together with further education provided by Chippenham Technical College. The M4 motorway at Junction 17, the A4 and the A420 offer excellent motor commuting to the major centres of Bath, Bristol, Swindon and London.

#### **Property Information**

Council Tax Band; A

Tenure; Leasehold (135 years remaining on the lease. The ground rent is £125.00pa and the service charge is approximately £605.00pa-50% payable every 6 months).

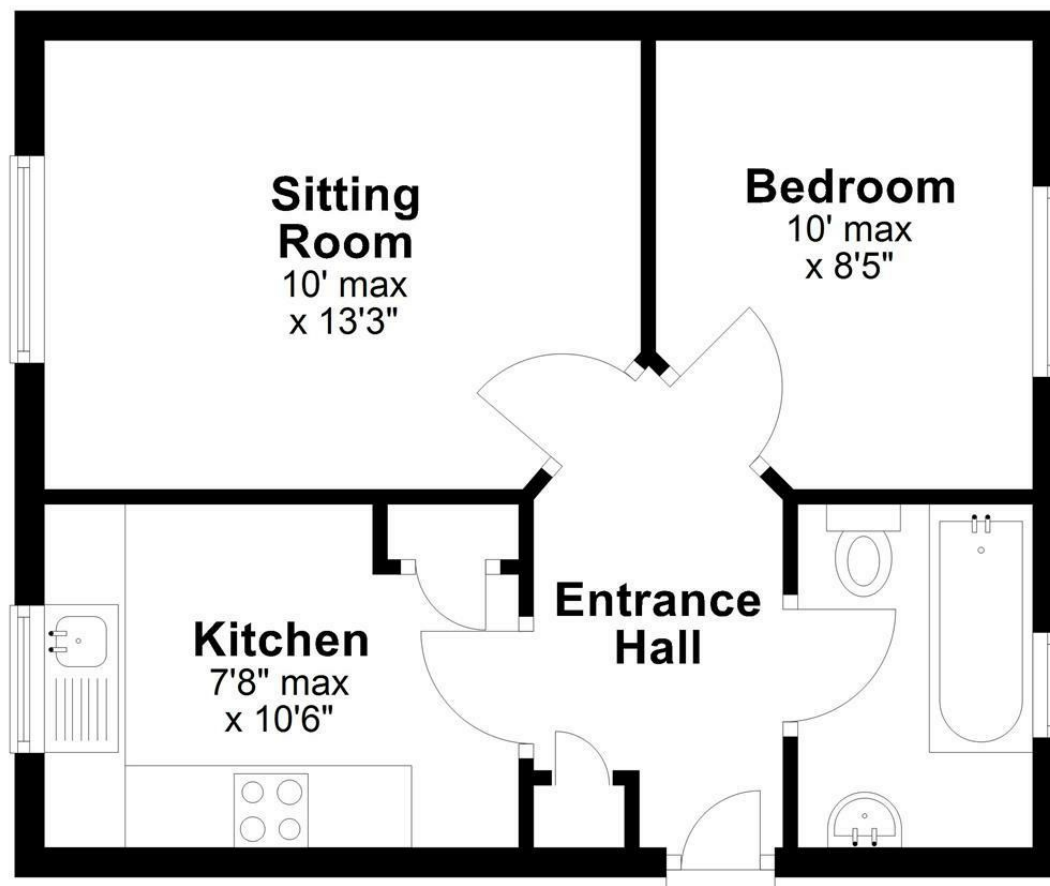
Services; Mains electricity, water and drainage.

Gas Central Heating

EPC Rating; C



## First Floor



Total area: approx. 393.7 sq. feet

Disclaimer: 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. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.