



📍 53 Barley Leaze, Chippenham, Wiltshire, SN14 6GW

🏠 Price Guide £150,000

An immaculately presented, modern, second floor apartment, with allocated parking which forms part of a development on the popular Western side of Chippenham offering excellent access to both J17 of the M4 and Chippenham mainline railway station. The property would make the perfect first time purchase or investment opportunity.

- Immaculately Presented
- Modern Second Floor Flat With Juliet Balcony
- One Double Bedroom
- Updated Kitchen With New Oven & Hob
- Renovated Bathroom With New Walk-In Shower
- Fridge/Freezer Included
- Allocated Parking Space
- Use of Communal Bike Store
- Western Side of Chippenham
- Close to Town Centre Amenities Including the Mainline Train Station

🏠 Leasehold

🏠 EPC Rating D



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Quality accommodation comprises a secure communal entrance hall with stairs to all floors. The property opens to an entrance hall with airing and storage cupboards. There is a spacious, light and airy open plan living/dining area with a Juliet Balcony overlooking trees. The modern kitchen includes a fridge/freezer and new built-in oven and hob.

The bedroom is a great size complimented by ample fitted storage. There is a contemporary shower room, updated by the current owner to include a new walk-in shower, WC and pedestal basin.

Externally, the property has an allocated, numbered parking space with convenient rear access to the building. There is also communal use of a bike store close to the parking space.

The estimated rental income is approximately £10,500 per annum.

Situation

Situated on the western side of the town well placed for local amenities including shops, a pharmacy, a Doctor's surgery, primary schooling and two of the town's reputable senior schools which are close by. A more comprehensive range of amenities can be found in Chippenham town centre to include mainline railway station (London-Paddington), a public library and a sports centre. The M4 motorway at Junction 17 offers excellent motor commuting to the major centres of Bath, Bristol, Swindon and London.

Property Information

Tenure: Leasehold

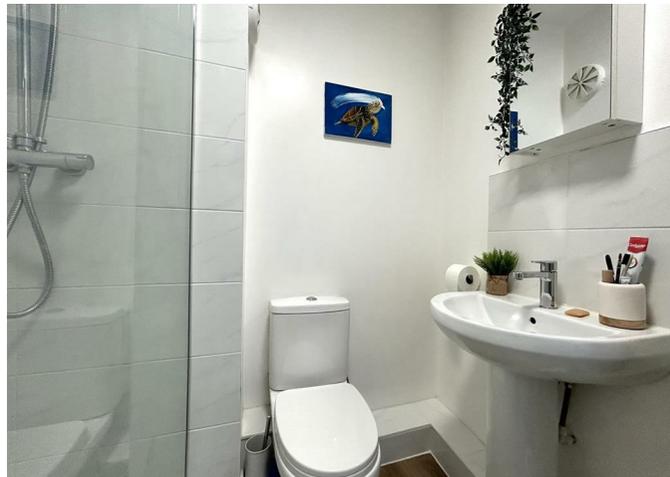
125 year lease (106 approximately years remaining).

Council Tax Band: A

Electric Heating

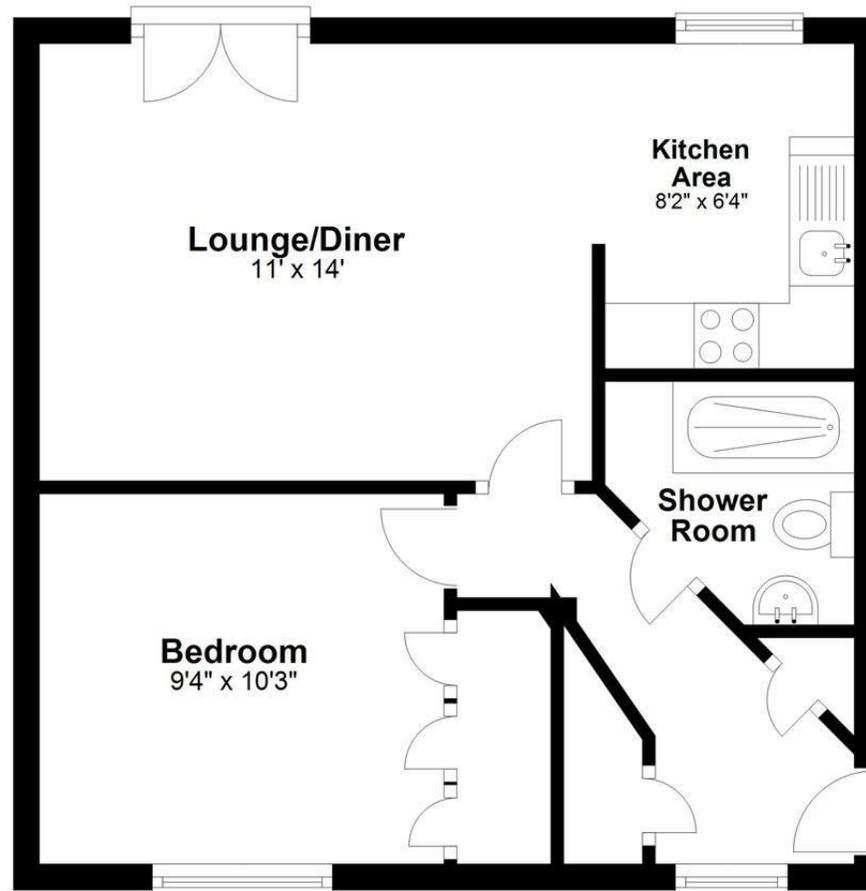
Mains Services Connected

EPC Rating: D



Ground Floor

Approx. 425.5 sq. feet



Total area: approx. 425.5 sq. feet

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