



📍 9A London Road, Chippenham, SN15 3AJ

🏠 Price Guide £139,950

Offered with NO ONWARD CHAIN-This attractive Grade II listed two-bedroom ground floor flat with allocated parking is ideally positioned just a short walk from the town centre and mainline train station, making it perfect for commuters, first-time buyers, or investors.

- No Onward Chain
- Grade II Listed Two-Bedroom Ground Floor Flat
- Ideally Located Within a Short Walk of the Town Centre and Mainline Train Station
- Formerly a Shop
- Spacious Sitting/Dining Room
- Two Well-Proportioned Bedrooms
- Secondary Glazing Throughout
- Allocated Parking Space
- An Excellent Opportunity for First-Time Buyers and Investors
- Gas-Fired Central Heating

🏠 Leasehold - Share of Freehold

🏠 EPC Rating D



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Formerly a shop, the properties accommodation features a private entrance porch, a spacious living/dining room ideal for entertaining, and a contemporary fitted kitchen. There are two well-proportioned bedrooms and a modern bathroom, with secondary glazing installed throughout for added comfort.

Externally, the property benefits from an allocated parking space and convenient side access to recycling storage. Additional features include gas-fired central heating, further enhancing the home's appeal.

#### **Situation**

The property is most conveniently located on London Road within walking distance of the town centre and mainline Railway station (London Paddington) Further benefits include easy access to the M4. Within minutes you can access Monkton Park, riverside walks and cycle ways. Chippenham itself offers a wide range of amenities including High Street retailers plus supermarkets and retail parks. In addition there is a Leisure Centre with indoor swimming pool, Library, Cinema and public parks.

Leasehold Property: Will own share of freehold once all Flats are sold

Length of lease; 999 years from completion of sale

#### **Lease Information:**

Ground rent £1 PA

Annual Service Charge £566.00

Maintenance Sinking Fund £150 PA

ONCE OWNER LEAD MANAGEMENT COMPANY IS SET UP RESIDENTS CAN CONFIRM THEIR PREFERRED CONTRIBUTIONS

Gas Fired Central Heating

Mains Services Connected

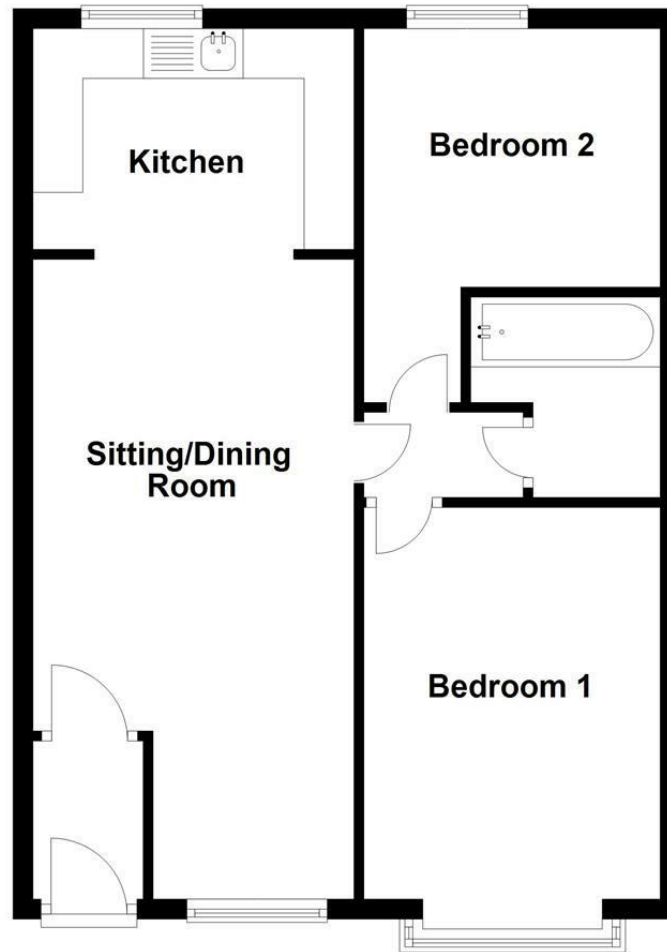
EPC Rating; D

Council Tax Band; AWAITING WILTSHIRE COUNCIL TO ASSIGN A BAND (PREDICTED BAND RATING A or B)



## Ground Floor

Approx. 594.5 sq. feet



Total area: approx. 594.5 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.