





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

🏠 Price Guide £165,000

OFFERED WITH NO ONWARD CHAIN- This well-presented modern second-floor apartment with allocated parking is ideally located on the popular western side of Chippenham, offering excellent access to the M4 (J17) and railway station.

- Offered With No Onward Chain
  - Very Well Presented Modern Second-Floor Apartment
  - Redecorated Plus New Carpets
  - Allocated Off-Street Parking Space
  - Located on the Popular Western Side of Chippenham
  - Excellent Access to Junction 17 of the M4
  - Convenient for Chippenham Railway Station
  - Modern Kitchen with Island Unit
  - Appliances Include Washing Machine and Fridge/Freezer
  - Ideal First-Time Purchase or Investment Opportunity
- 🏠 Leasehold

🏠 EPC Rating D





OFFERED WITH NO ONWARD CHAIN-This very well presented, modern second-floor apartment with allocated parking forms part of a well-maintained development on the popular western side of Chippenham. The property offers excellent access to Junction 17 of the M4 and Chippenham railway station, making it an ideal first-time purchase or investment opportunity.

The internal accommodation comprises a secure communal entrance hall and a private hallway with storage cupboard, leading to a spacious open-plan kitchen and living area. The kitchen is fitted with an island and includes a washing machine and fridge/freezer.

The principal bedroom benefits from built-in wardrobes and a modern en-suite shower room. There is a further double bedroom, along with a family bathroom featuring natural light.

Externally, the property benefits from an allocated off-street parking space, as well as access to a communal bike store. The estimated rental income is approximately £1,050 per calendar month, further enhancing its appeal to investors.

#### **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). Annual Service Charge approximately £1,116.66 per annum. Ground rent is approximately £150.00 per annum.

Council Tax Band: B

Electric Heating

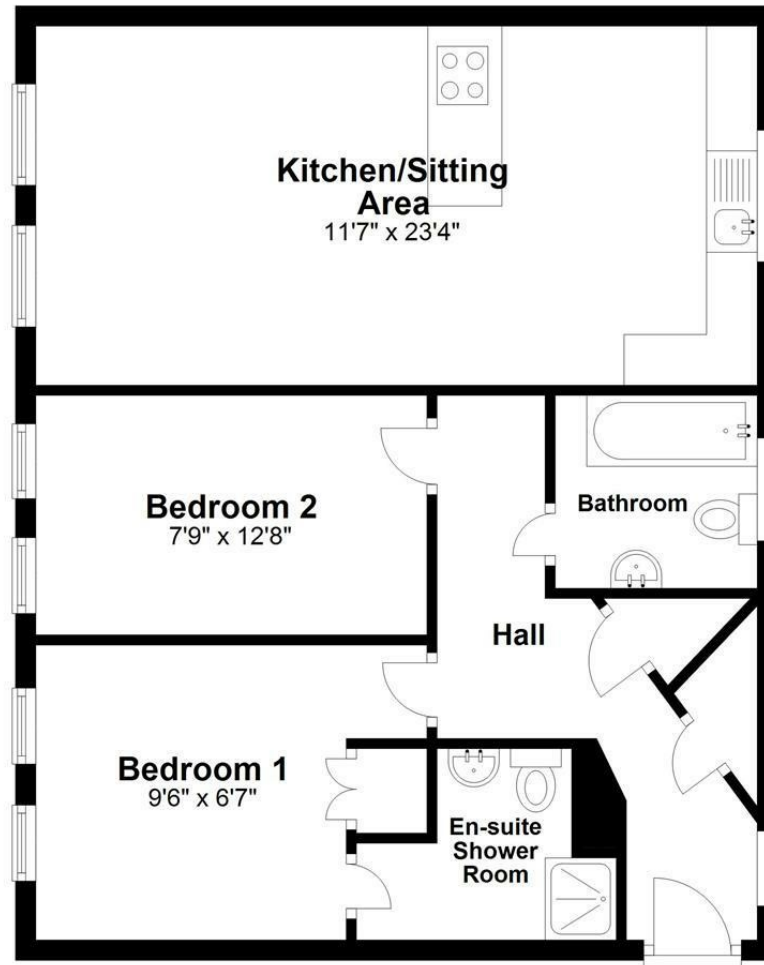
Mains Services Connected

EPC Rating: D



## Ground Floor

Approx. 689.6 sq. feet



Total area: approx. 689.6 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.