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Flat 4, 46 Marshfield Road, Chippenham, SN15 1JT

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£140,000

Situated in central Chippenham, a short walk from the town centre and railway station, is this spacious and well-presented two bedroom ground floor apartment, which makes up part of an attractive period conversion, benefitting from allocated off-road parking. Offered with No Onward Chain.

- Ground Floor Apartment
- Two Bedrooms
- Part of Period Building Conversion, Bay-Fronted, with Beautiful Stain Glass Window
- No Onward Chain
- Allocated Off-Road Parking
- Perfect First Time Purchase / Investment Opportunity
- Council Tax Band A
- 999 Year Lease
- Walking Distance to Railway Station & John Coles Park
- M4 Access

Leasehold

EPC Rating E

Making up part of an attractive period conversion, is this spacious and well-presented two bedroom ground floor apartment, superbly positioned within walking distance of Chippenham town centre and railway station. The property would make the perfect first time purchase or investment opportunity, and is sold with the benefit of No Onward Chain.

The accommodation is comprised over a single level, and briefly comprises; communal entrance, communal hall, private entrance, entrance hall with storage cupboard, attractive bay-fronted kitchen / sitting room with stunning stain glass window, two bedrooms, and modern shower room.

Externally the property benefits from an allocated parking space to the rear of the property.

Further benefits include a 999 year lease, and a share of the freehold upon completion.

Situation
Situated just a short distance from the town centre and offering excellent access to all amenities including mainline railway station to London (Paddington) in 65 minutes. Within reasonable access there are primary and senior schools together with the popular John Coles Park. There are good commuter links via the A4, A420 and the M4 motorway which gives access to the larger centres of Bristol, Bath, London and Swindon.

Property Information
Council Tax Band; A

Leasehold

980 years remaining of a 999 Year Lease

Service Charge: £67.31 PCM

Mains Electricity, Water & Drainage

Electric Heating

EPC Rating; E

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 firms 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.

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