





📍 50 Louise Rayner Place, Chippenham, Wiltshire, SN15 3BU

🏠 Price Guide £169,950

A very well presented, two double bedroom ground floor flat with allocated parking situated within walking distance of the town centre and mainline train station.

- Very Well Presented
- Centrally Located
- Ground Floor
- Two Double Bedrooms
- Gas Fired Central Heating
- Allocated Parking
- Walking Distance of the Town Centre
- Walking Distance to the Train Station

🏠 Leasehold

🏠 EPC Rating C





A very well presented, two double bedroom ground floor flat with allocated parking situated within walking distance of the town centre and mainline train station.

Accommodation comprises secure communal entrance, entrance hall, storage and airing cupboards, two double bedrooms and a modern bathroom with power shower over. The kitchen enjoying a dual aspect opens into a lovely size living dining room with feature electric fireplace.

The property benefits from having gas fired central heating, triple glazing in both double bedrooms and living/dining area whilst the rest of the windows are double glazed. The property also benefits from having a in-built ventilation system circulating air throughout the property. Externally there is an allocated parking space for one vehicle.

#### **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; B

Leasehold; Remainder of a 155 year lease. The ground rent is £150 per annum and the service charge is £907.52 per annum

Mains Services

Gas Central Heating

EPC Rating; C



## Ground Floor

Approx. 572.4 sq. feet



Total area: approx. 572.4 sq. feet

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