



⑨ Flat 1, 7 The Causeway, Chippenham, Wiltshire, SN15 3BT

⌚ £140,000

A centrally located and well presented, one double bedroom, ground floor apartment which forms part of an attractive period property and is being sold with the benefit of an allocated parking space and NO ONWARD CHAIN

- Good Sized, Ground Floor Apartment
- One Double Bedroom
- 21' Open Plan Sitting Room/Kitchen
- Modern Kitchen Units & Integrated Appliances
- Gas Central Heating
- Excellent Decorative Order
- Bathroom With Contemporary White Suite
- Allocated Parking Space
- Central Location
- Potential Rental Income Of £9,600 Per Annum

❖ Leasehold

⑩ EPC Rating C



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The property offers accommodation comprising; communal entrance hall, private hall with large cupboard housing the central heating boiler and plumbing for a washing machine, superb, open plan sitting room/kitchen with modern units and integrated appliances, good sized, double bedroom and a spacious bathroom with contemporary white suite and space for drying clothes or storage.

Allocated parking space situated in the car park to the rear of the building.

The property would be an ideal buy to let investment and is likely to generate a rental income of approximately £9,600 per annum.

Situation

The Causeway leads onto Market Place which is one of the oldest parts of the historic town of Chippenham. The town centre and the mainline railway station are also within a short walking distance. There is a good choice of private schooling and Chippenham also offers excellent secondary schools and primary schools, together with further education at Wiltshire College. The M4 motorway, the A4 and the A420 offer excellent motor commuting to the major centres of Bath, Bristol, Swindon & London.

Council Tax Band: A

Leasehold - TBC

Ground Rent - £1 per annum

Service/Maintenance Charge - Approximately £460 per annum

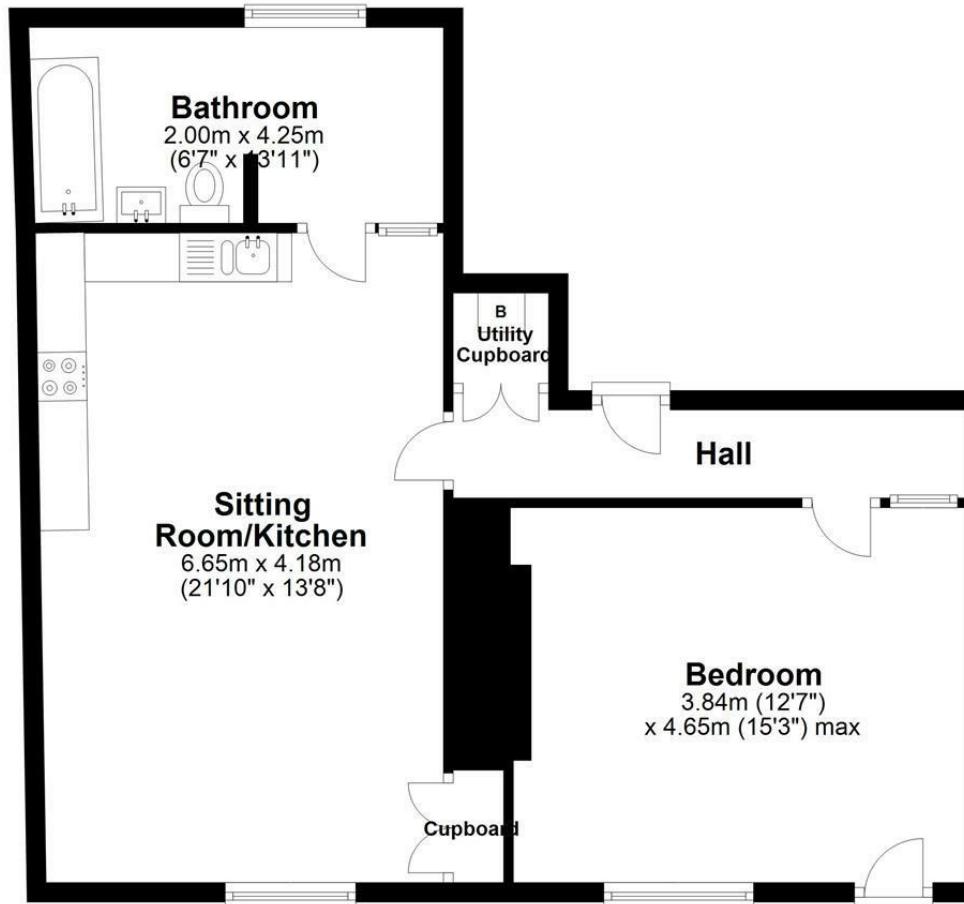
EPC Rating; C

Mains Services



Ground Floor

Approx. 63.5 sq. metres (683.7 sq. feet)



Total area: approx. 63.5 sq. metres (683.7 sq. feet)

Illustration for identification purposes only, measurements are approximate, not to scale.
Plan produced using PlanUp.

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.

strakers

For further details 01249 652717
chippenham@strakers.co.uk

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