



**151 Cowleaze, Chippenham, SN15 3YN**

**£165,000**

Located within walking distance of Chippenham Town Centre and also the main line railway station serving London Paddington, a well presented two double bedroom second floor flat with en suite. The property features a modern fitted kitchen and white suite bathroom. Further benefits include double glazing and gas central heating. There is an allocated parking space with the property. NO ONWARD CHAIN.



### **Communal Hallway**

Stairs serving all floors.

### **Entrance Hallway**

Three slimline built in cupboards, further built in cupboard housing hot water tank, radiator.

### **Living Room With Fitted Kitchen Area 19'05" x 12'05" (5.92m x 3.78m)**



Glazed doors with 'Juliette' balcony, two double glazed windows, radiator.



### **Kitchen Area**



Laminated work tops with a range of cupboards and drawers, inset stainless steel sink unit, inset electric hob with cooker hood, fitted electric oven, plumbing and space for washing machine, space for fridge/freezer, wall mounted gas boiler.

### **Bedroom One 12'05" x 9'09" (3.78m x 2.97m)**



Double glazed window, radiator.

### En Suite Shower



Tiled shower cubicle, hand basin, W.C, radiator.

### Bedroom Two 12'05" x 9'09" (3.78m x 2.97m)



Double glazed window, radiator.

### Modern Bathroom



Double glazed window, white suite with bath and mixer/spray shower attachment, W.C, hand basin.

### Parking

There is an allocated parking space.

### Tenure

GOV.UK advise Leasehold.

125 Years from 2007.

Maintenance £832.28 / every 6 months

Ground Rent £175.00 / Year

### Council Tax Band

GOV.UK advise Band B.

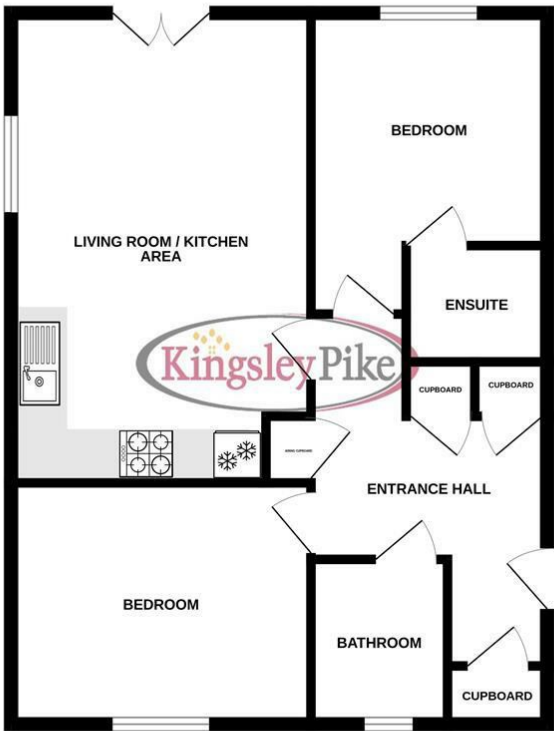
### Agents Note

As requested by the Estate Agents Act 1979 an employee of Kingsley Pike has an interest in this property.



Floor Plan

GROUND FLOOR

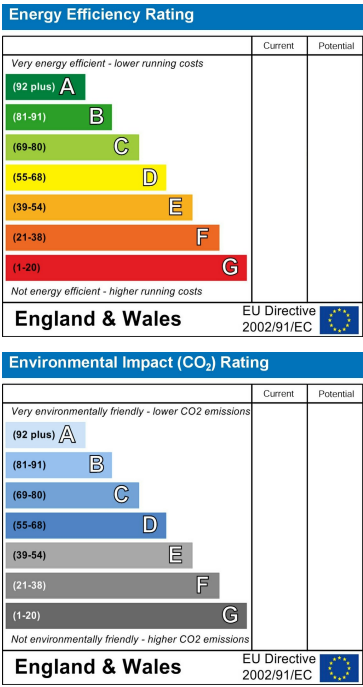


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix iC2025

Area Map



Energy Efficiency Graph



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.