



**99 Barley Leaze, Chippenham, SN14 6GW**  
**Offers Over £160,000**

Located on the Western side of Chippenham, ideal for access to the M4 motorway, a beautifully presented first floor apartment with allocated parking space. Internally comprising; entrance hallway, lounge area with two Juliet balcony's, kitchen area with appliances, two double bedrooms, en suite shower room and bathroom. Offered for sale with NO ONWARD CHAIN.

## Entrance Hall

Front door, store cupboard, airing cupboard, electric heater, doors to all rooms.

## Lounge Area 23'01 x 11'08 (7.04m x 3.56m)



Two Juliet balcony's, electric heater and open to the kitchen area.

## Kitchen Area



Range of floor and wall mounted units, electric oven, electric hob, extractor fan, space for fridge/freezer, space for further appliance, plumbing for a dishwasher, vinyl flooring, tiled splashes and breakfast bar.

## Bedroom One 12'09 x 9'07 (3.89m x 2.92m)



Double glazed window, electric heater, wardrobes and door to the en suite.

## En Suite



Toilet, wash hand basin and shower cubicle.

## **Bedroom Two 12'09 x 7'10 (3.89m x 2.39m)**



Double glazed window and electric heater. Currently set up as a dining room.

## **Bathroom**



Bath with shower screen, toilet, wash hand basin, part tiled with Dimplex electric heater.

## **Allocated Parking Space**



One numbered parking space located within the communal car park.

## **Tenure**

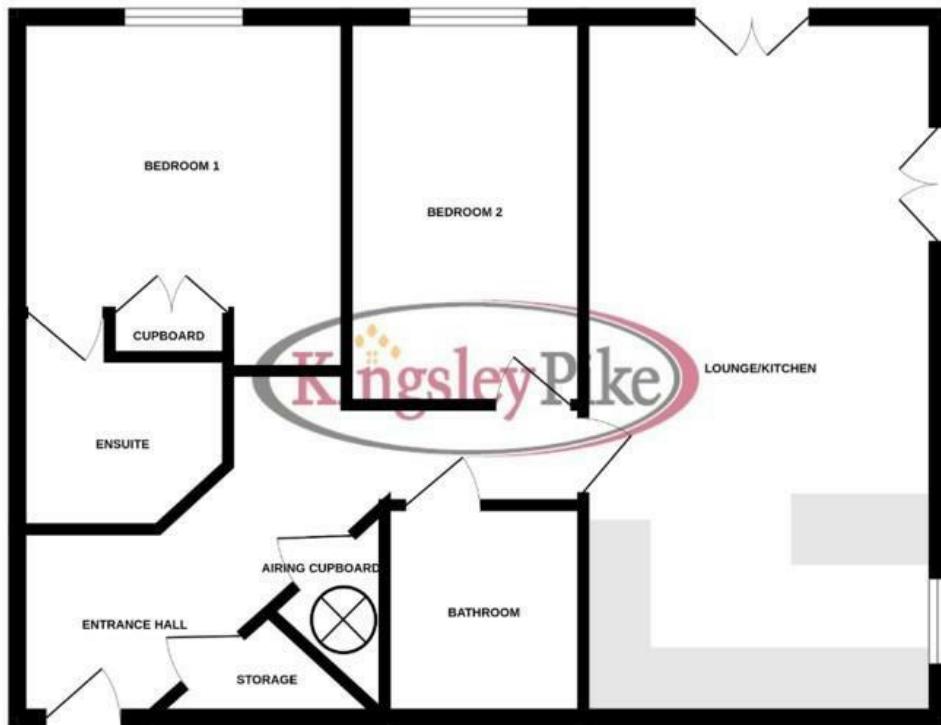
We are advised by the .gov website the property is Leasehold. We are advised that the ground rent is £150 per annum and the service charge is circa £1000 per annum. Confirmation of the latest statement has been requested. The lease is 125 years from 2006

## **Council Tax**

We are advised by the .gov website the property is band B.

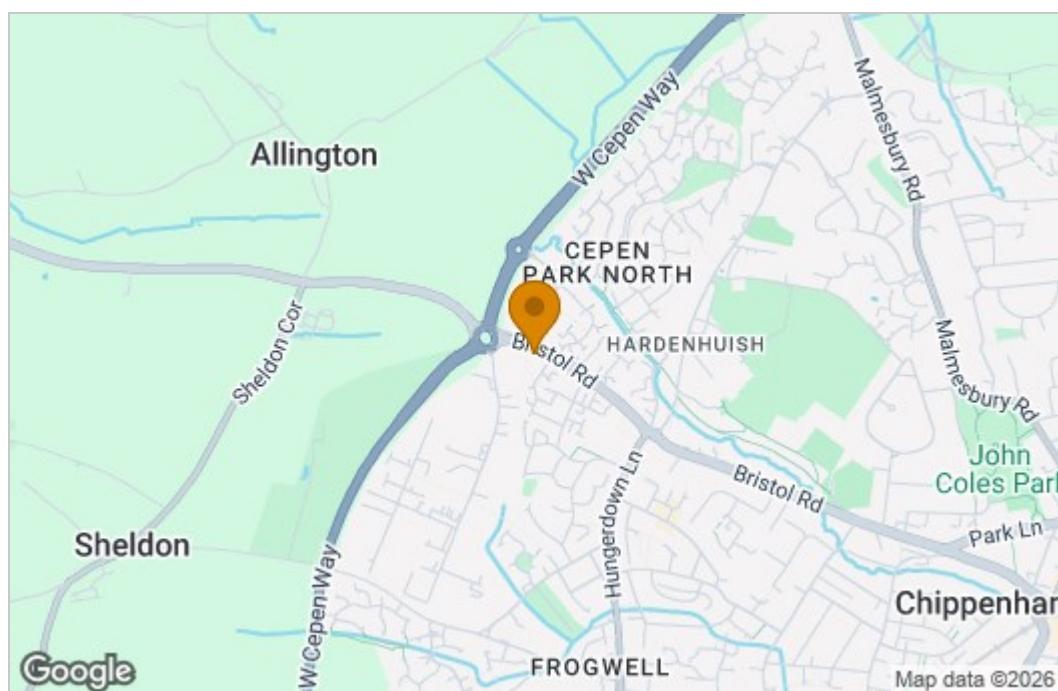
## Floor Plan

FIRST FLOOR  
690 sq.ft. (64.1 sq.m.) approx.

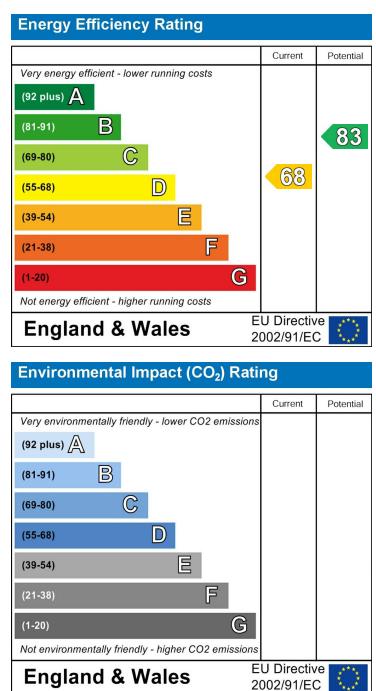


2 BEDROOM FIRST FLOOR FLAT

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.