



**27 Foundry Lane, Chippenham, SN15 1JB**

**£227,500**

TWO DOUBLE BEDROOMS. A well presented two bedroom ground floor flat offering generous accommodation. The property is located within walking distance of the town centre and main line railway station serving London Paddington. The property features an ensuite bathroom to the main bedroom. Further benefits include dedicated fibre connection to the property and double glazing with privacy glass in the lounge. NO ONWARD CHAIN.

### **Communal Entrance Hallway**

Main doors both to front and rear lead into communal area, front door to flat.

### **Flat Hallway**

Front door leads into hallway, radiator, doors to all rooms. Walk in store cupboard (5'08" x 5'03")

### **Living Room with Kitchen Area 22'04" x 12'01" (6.81m x 3.68m)**



Dual aspect double glazed doors to outside, further double glazed window, all doors and windows are fitted with privacy glass, radiator.

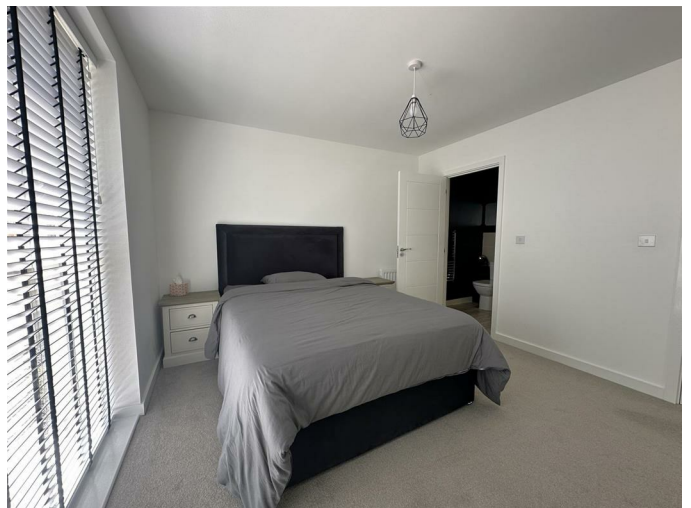
### **Kitchen Area**



Work tops with a range of cupboards and drawers, inset stainless steel sink unit, inset electric hob, fitted electric oven, integrated fridge/freezer.



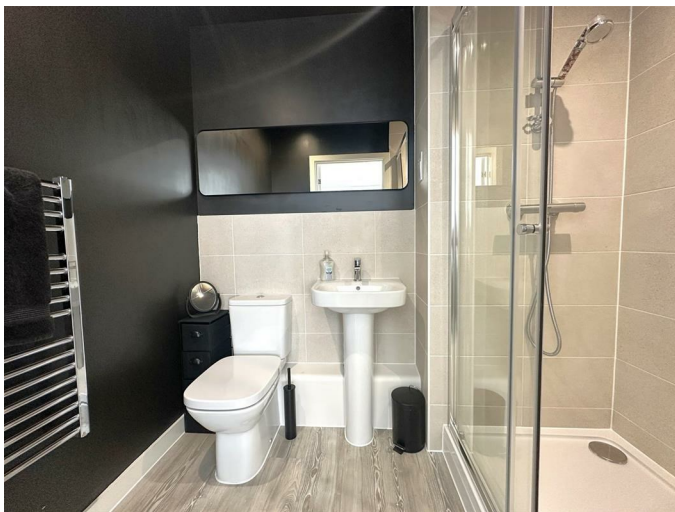
### **Bedroom One 12'02" x 11'0" (3.71m x 3.35m)**



Double glazed window, built in wardrobe, radiator.



### En Suite Shower



Fully tiled double shower cubicle, W.C ,Pedestal hand basin, towel radiator.

### Bedroom Two 12'07" x 11'02 max (3.84m x 3.40m max)



Double glazed window, radiator.

### Main Bathroom



White Suite, Panelled bath with mixer/spray shower attachment, pedestal hand basin, W.C, Towel radiator.

### Allocated Parking Space

Parking space to the rear.

### Tenure

GOV.UK advises the property is Leasehold. 999 years starting from October 2020.

Ground Rent and Maintenance £1500.00 / Year - We are awaiting confirmation of the 2025/2026 charge.

### Council Tax

GOV.UK advises band C.

Floor Plan

GROUND FLOOR  
750 sq.ft. (69.7 sq.m.) approx.

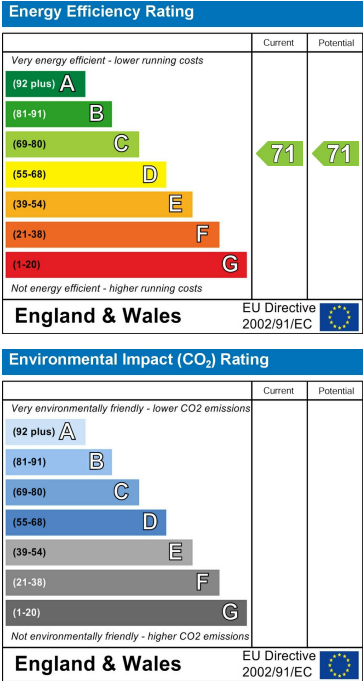


2 BED FLAT  
TOTAL FLOOR AREA : 750 sq.ft. (69.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.  
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Area Map



Energy Efficiency Graph



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