

## Cowleaze, Chippenham

2  2  1  C 

**Price Guide £170,000**



- TWO BEDROOM APARTMENT
- EN SUITE BATHROOM
- ALLOCATED PARKING
- LARGE LOUNGE WITH FRENCH DOORS
- DOUBLE GLAZING
- CLOSE TO TRAIN STATION AND LOCAL AMENITIES
- BOILER LESS THAN SIX MONTHS OLD
- NEWLY INSTALLED CARPETS AND VINYL FLOORING WITH SOLID WOOD IN THE LOUNGE
- CHAIN FREE

SellMyHome are pleased to present to the market, this excellently presented and well maintained two bedroom apartment located in Chippenham. This property could make an ideal first property for those looking to get onto the ladder or a worthwhile addition to a property investor's portfolio.

As you enter the property you will find directly ahead the two double bedrooms with the main bedroom including an en suite bathroom. To the right is the generously sized lounge and kitchen space with the kitchen offering a fitted oven and ample space for other white goods. The lounge also offers french doors out into the communal garden space and provides plenty of light in the room along with solid wood flooring. Finally there is the main bathroom with sink, toilet and bath with overhead shower.

The apartment benefits from gas central heating and a newly installed boiler, carpets and vinyl flooring throughout.

Externally, the property also includes allocated parking for your convenience.

The apartment is well located with excellent links to both transport and local amenities. Chippenham Rail Station is just over ten minutes walk away and the High Street is a further six minutes away in the same direction.

This property sure to prove popular so call SellMyHome now to book your viewing!

TENURE: Leasehold

LEASE TERM: 108 years remaining

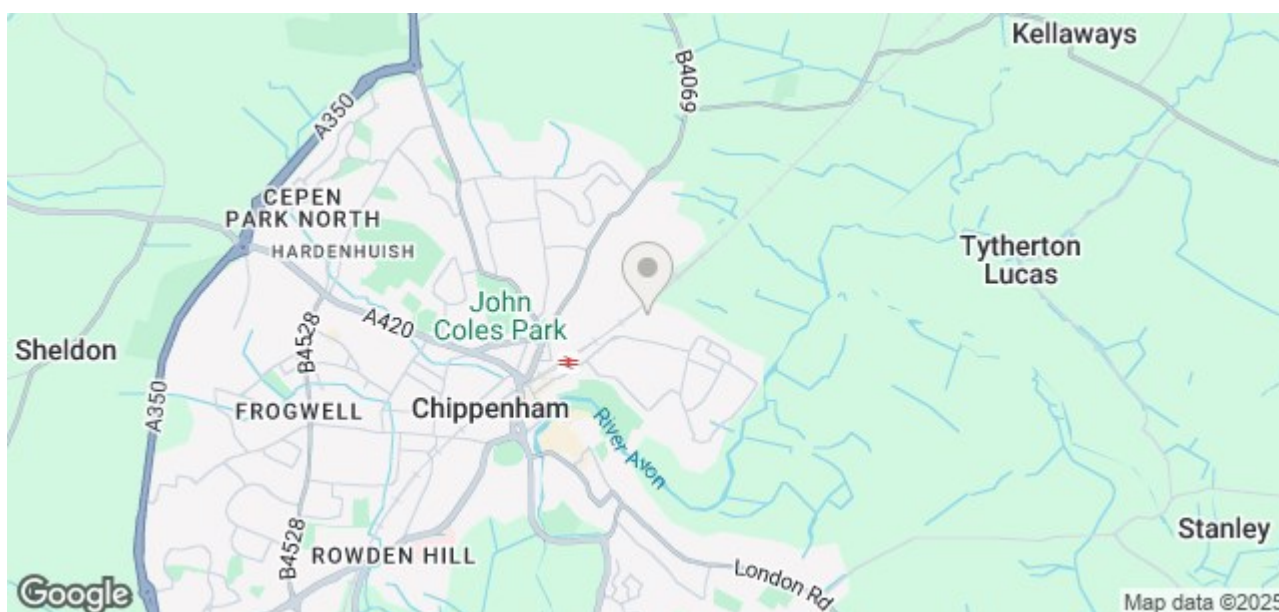
GROUND RENT: £175 per year

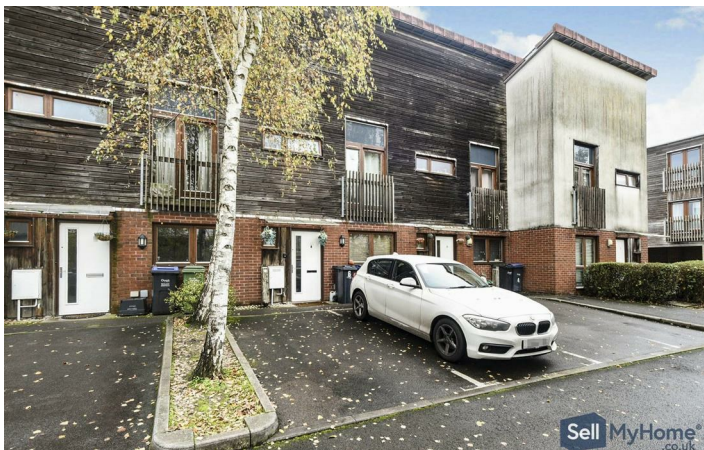
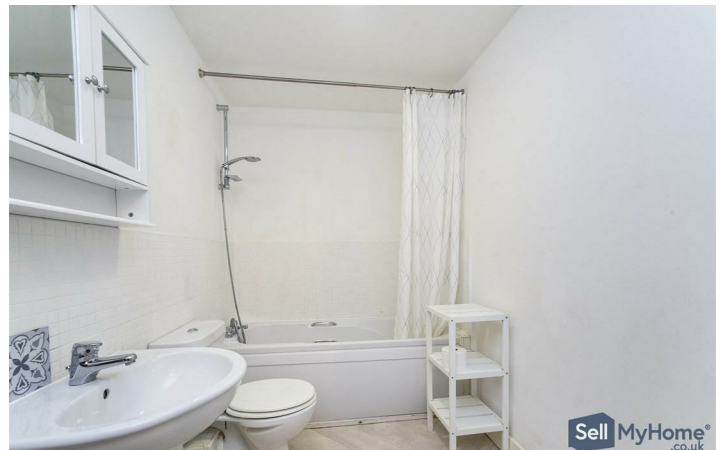
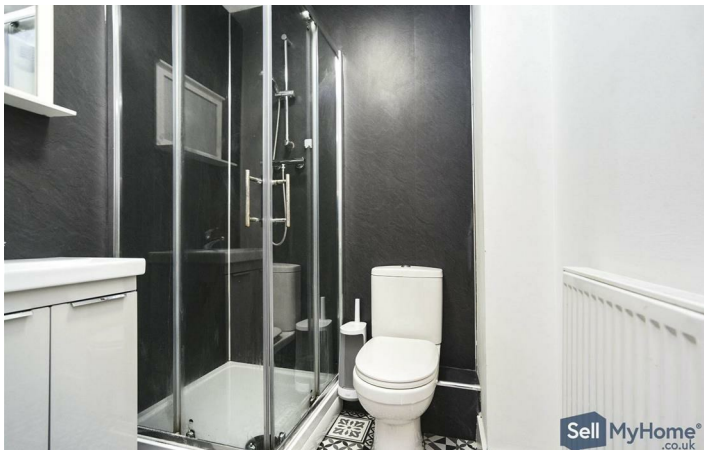
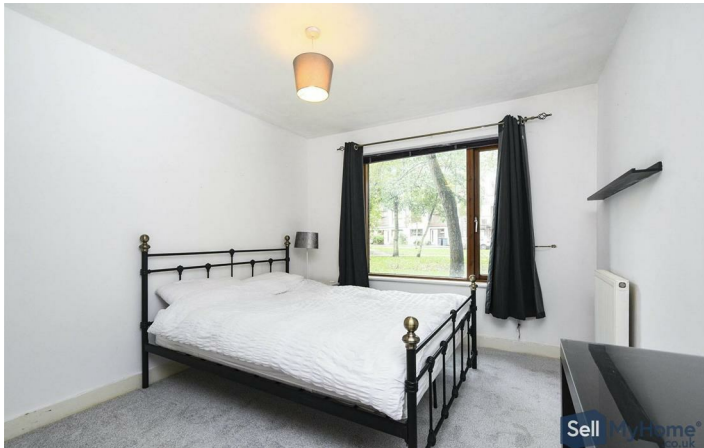
SERVICE CHARGE: £1,910 per year

COUNCIL TAX BAND: B

EPC: C

All details are approximate and must be confirmed with your conveyancer.







Floor Plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		