







7 West End Close, Chippenham, SN14 0FN

Offers Over £170,000

Ideally located for access to the Town Centre and Mainline Train Station, a well presented and well maintained second floor apartment built in 2017. The property benefits from a covered parking space, use of visitor spaces and bike store. Internally comprising; entrance hall, living area with kitchen and dining area, two double bedrooms, en suite shower room and bathroom.

Entrance Hall
Front door, door to the living area, bedrooms and bathroom.

Kitchen/Living/Dining Area 15'01" x 15'01" (4.60m x 4.60m)



Double glazed window to the side and two double glazed windows to the front, radiator, space for a table and chairs, range of floor and wall mounted units, stainless steel sink and drainer, electric oven, electric hob, extractor fan over, space for a washing machine and space for a fridge/freezer.





Bedroom One 15' x 14'01" (4.57m x 4.29m)



Double glazed windows to the side, radiator and door to the en suite.

En Suite



Toilet, wash hand basin, shower cubicle and towel radiator.

Bedroom Two 11'01" x 10' (3.38m x 3.05m)



Double glazed window to the front and radiator.

Bathroom



Toilet, wash hand basin, bath and towel radiator.

Parking



There is a numbered parking space for one car. There are additional visitors spaces.

Store

There is a lockable bike and bin store on the ground floor accessed externally.

Tenure

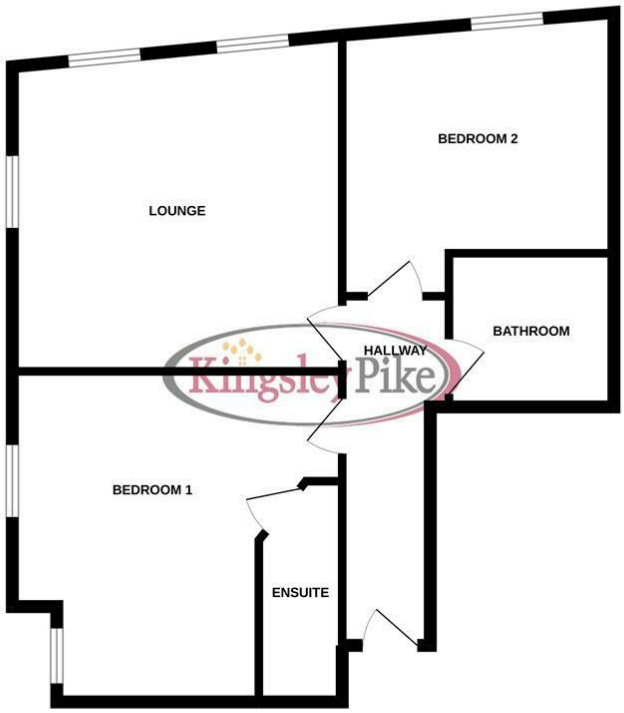
We are advised by the seller that the property is leasehold. The Ground Rent is £250 per annum and the Service Charge is £2087.74 per annum. The lease is 125 years from 2017.

Council Tax

We are advised by the .gov website that the council tax band is B.

Floor Plan

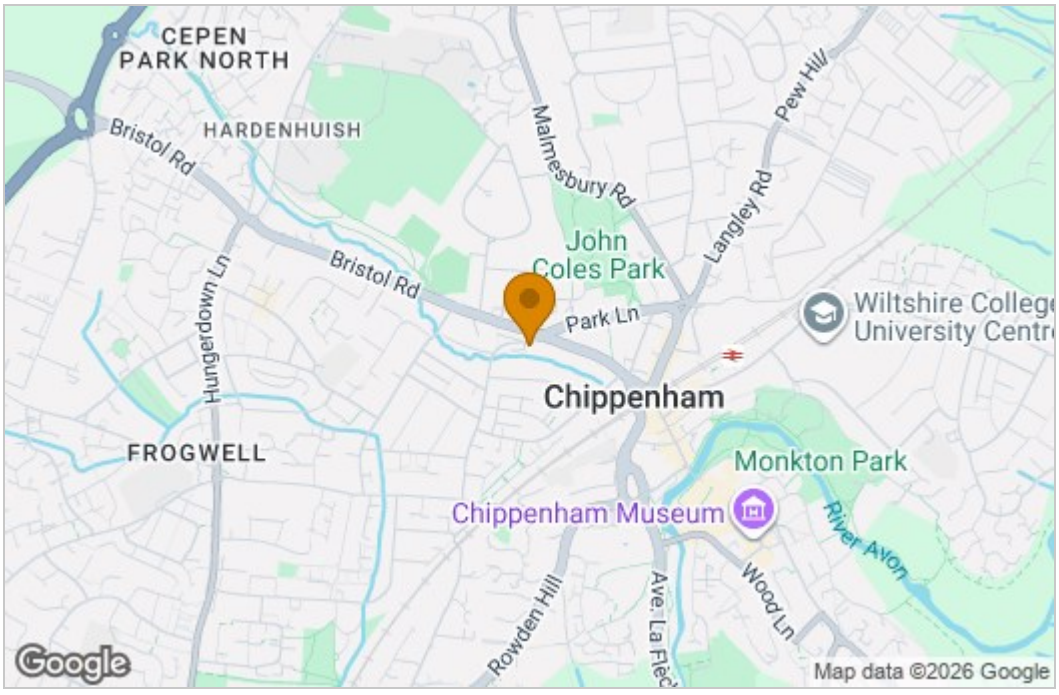
GROUND FLOOR



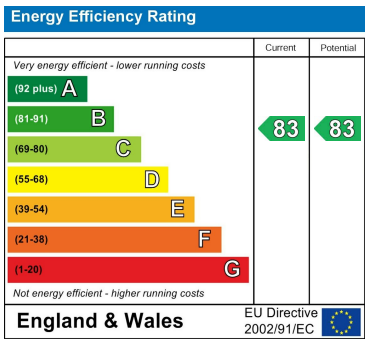
2 BEDROOM FIRST FLOOR FLAT

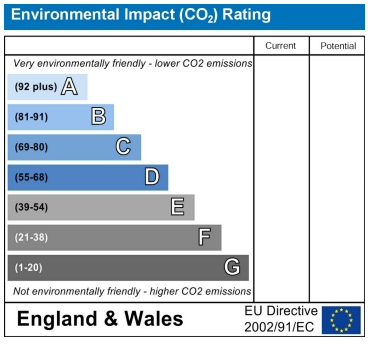
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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





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.

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