



2 BEDROOM FLAT | MARKET MEAD, SN15 | £160,000

DESCRIPTION

Well presented and generously proportioned ground floor apartment offering two bedrooms, spacious open plan living room, fitted kitchen, smartly appointed bathroom, reception hallway and allocated parking. Further benefits include gas central heating and double glazing. This property will especially appeal to first time buyers; investment purchasers and those looking to downsize to a central location within easy walking distance of Chippenham town centre and train station.

Tenure: Leasehold

Local Authority: Wiltshire Council

Council Tax Band: B

EPC Rating: C

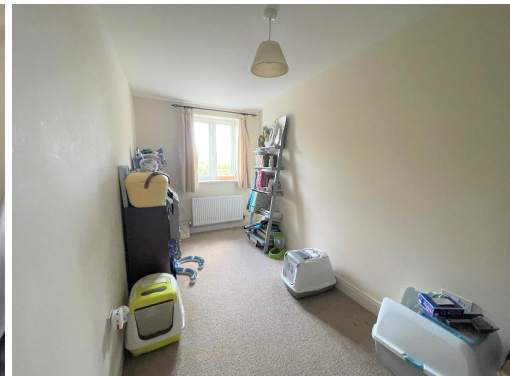
Lease Information: 125 year lease from 01/01/2007.

Ground rent £275 p.a. / Service and Maintenance Charge for 2024 is £2204.00 pa which includes building insurance



KEY FEATURES

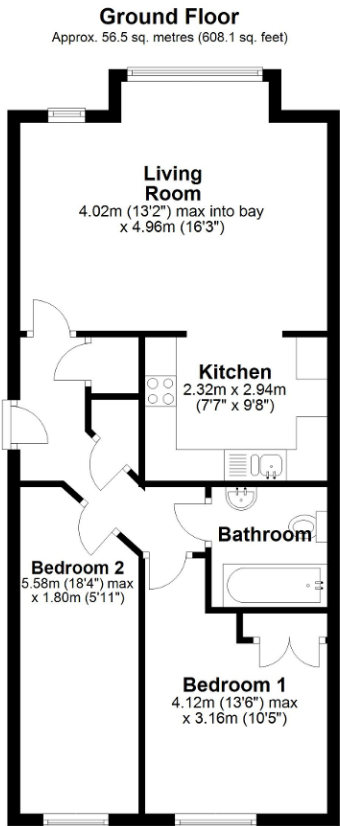
- Ground floor apartment
- Open plan bay fronted living room
- Smartly appointed bathroom
- Double glazing
- Close to train station
- Two bedrooms
- Fitted kitchen
- Allocated parking
- Gas central heating
- Quiet cul-de-sac location





ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 56.5 sq. metres (608.1 sq. feet)

DISCLAIMER

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

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