

Sold  
STC



2 BEDROOM APARTMENT | POUND MEAD, SN13 | OFFERS OVER £170,000



## DESCRIPTION

**OFFERED TO THE MARKET WITH NO ONWARD CHAIN!**

This ground floor apartment is located in the highly desirable town of Corsham, within easy walking distance to all the wonderful amenities this incredible Wiltshire town has to offer. This delightful property has access through a communal entrance and includes an intercom entry system, also with its very own entrance via the private outside patio. With two double bedrooms (one of which is currently being used as a sitting room), a family bathroom with overhead shower and a Kitchen / dining room enjoying private views to the rear. This well positioned property also benefits from off road parking. All in all, a super first time buy in a prime location.

Corsham is a thriving North Wiltshire community centred around an historic high street with many interesting stone buildings and a variety of shopping facilities, public houses, restaurants and has featured most recently in a few very popular period dramas. Corsham also benefits from having a leisure centre, primary and secondary school and is particularly well placed for ease of access to the historic Georgian city of Bath via the A4, approximately 7 miles to the West. There is also a main line rail service from Chippenham station, which is approximately 4 miles distance, offering a service to London (Paddington) and the M4 motorway which is also close to hand, approximately 3 miles to the north of Chippenham via Junction 17.

Tenure: Leasehold 987 years left. (999 years from 1st January 2011)

Local Authority: Wiltshire Council

Council Tax Band: B

EPC Rating: C

Mains electricity, water and drainage connected. The boiler has also been recently replaced.

Service Charge: £36.52 pcm



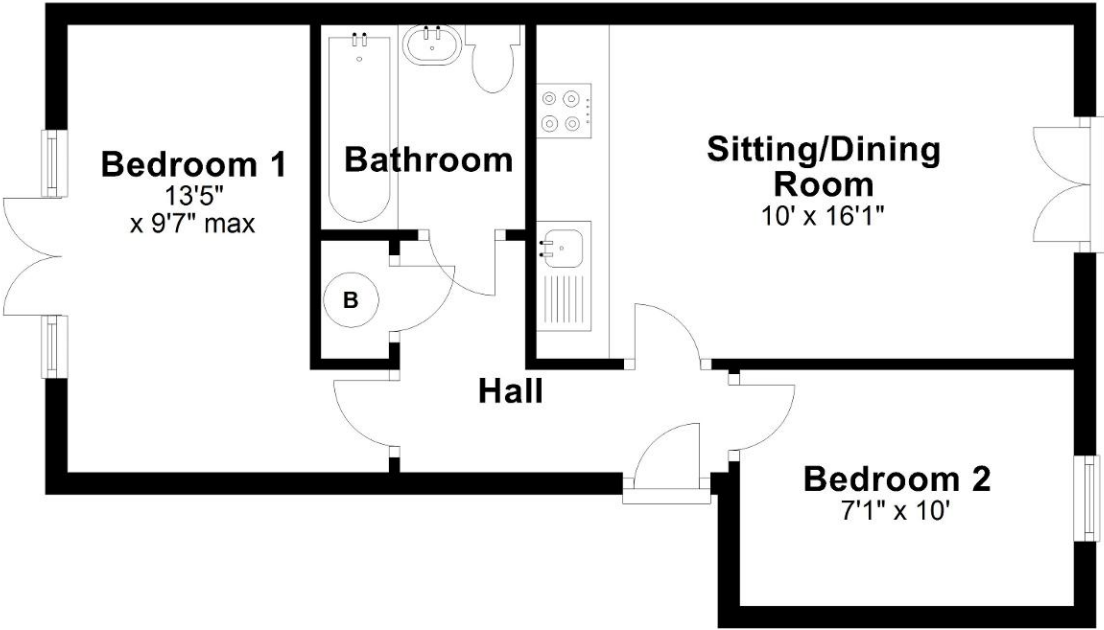
## KEY FEATURES

- No onward chain
- Easy walking distance to town centre
- Kitchen / dining / living room
- Private patio with French doors
- Off road parking
- Highly desirable location
- Two double bedrooms
- Family bathroom
- Ground floor
- 987 years left on the leasehold



Floor Plan

Approx. 402.5 sq. feet



Total area: approx. 402.5 sq. feet

ENERGY EFFICIENCY

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

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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