



KINGSTONS



99 Barley Leaze

Chippenham SN14 6GW

A well presented, modern two bedroom first floor apartment tucked away on the edge of the popular Fenway Park development, situated close to numerous amenities including, primary & secondary schools, shops and medical centre. Conveniently located on the north west outskirts of Chippenham, with the M4 J.17 within c.4 miles, easily accessible (A420) to Bath and Bristol; whilst the town centre and mainline rail station is within c.1 mile. Accommodation comprises 7m x 3.5m open plan living room/kitchen with Juliet balconies and modern kitchen, en suite shower room and bathroom. Benefits include secure entry system, UPVC double glazing, electric heating and allocated parking space.

Offered for sale with no onward chain.

Offers Over £160,000





ACCOMMODATION

All measurements are approximate

Communal Entrance Hall

Double glazed entrance doors to the front and rear. Letter boxes. Stairs to first and second floors.

Hallway

Panelled door to communal landing. Matwell. Intercom entry phone. Electric heater. Heating controls. Panelled doors off and into: airing cupboards housing pressurised hot water tank and shelving; and cloak cupboard with fuse box.

Living Room Open Plan to Kitchen

23'1" x 11'8" (7.04 x 3.56)

Living Area

Dual aspect with UPVC double glazed French doors to the front and side with Juliet balconies. Electric heater. Television point.



Kitchen/Breakfast Area

UPVC double glazed window to the front. Range of wall and base units with tiled splash-backs and marble effect square edge work surfaces. Stainless steel single sink drainer unit with mixer tap. Built-in Smeg stainless steel electric oven and four-ring hob with extractor over. Plumbing for washing machine and dishwasher. Space for fridge/freezer. Breakfast bar. Vinyl flooring.

Bedroom One

12'9" x 9'7" max (3.88 x 2.91 max)
UPVC double glazed window to the side. Electric heater. Built-in double wardrobe. Fitted drawers and bedside table. Panelled door to the:

En Suite Shower Room

Electric fan heater. Three piece white suite with part tiled surrounds comprising shower cubicle with mains shower over and bi-fold doors enclosing, pedestal wash hand basin and w/c with dual push flush. Shaving point and extractor fan. Vinyl flooring.

Bedroom Two

12'9" x 7'10" (3.88 x 2.39)
UPVC double glazed window to the side. Electric heater.

Bathroom

Electric fan heater. Three piece white suite with part tiled surrounds comprising panelled bath with mixer shower and glass screen enclosing, pedestal wash hand basin and w/c with dual push flush. Shaving point and extractor fan. Vinyl flooring.

EXTERNALLY

Allocated Parking Space

Communal Grounds, Bike Store & Bin Store

LEASEHOLD:

125 years from 2006

GROUND RENT:

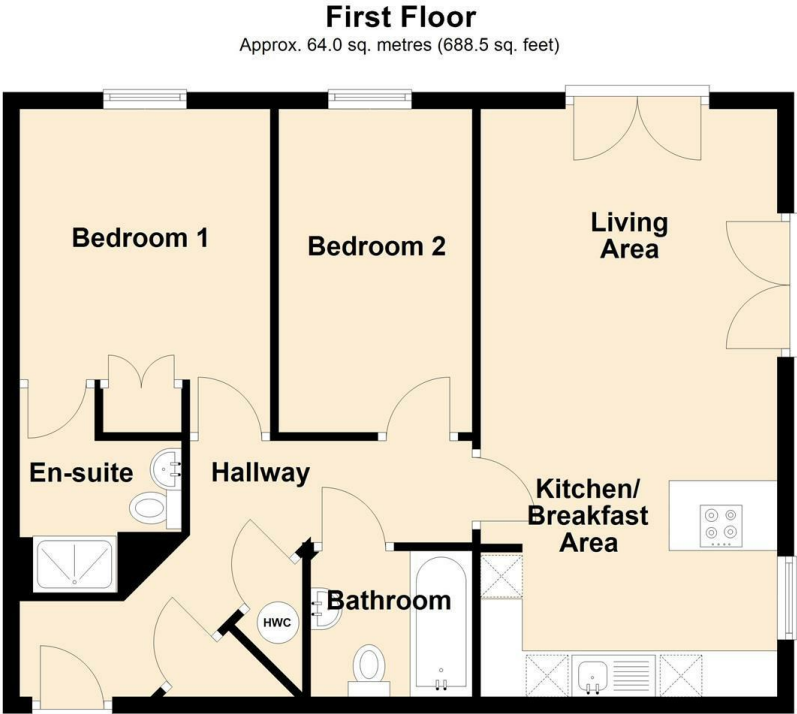
£150pa

SERVICE CHARGES:

Approx. £1000pa



Tenure **Leasehold**
Council Tax Band **B**
EPC Rating **D**



Total area: approx. 64.0 sq. metres (688.5 sq. feet)



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

