



Flat 36 Ivyfield Court, Charter Road, Chippenham, Wiltshire, SN15 2QR
£90,000

A first floor one bedroom apartment located within Ivyfield Court central to Chippenham Town Centre. Comprising; entrance hall, lounge/dining room, kitchen, bathroom and double bedroom. The apartment has communal parking and use of the well cared for gardens.

- **First Floor Retirement Apartment**
- **One Double bedroom**
- **Lounge/Dining Room**
- **Kitchen**
- **Bathroom**
- **Double Glazing/Electric Heating**
- **Communal Gardens**
- **Central Location**

Hallway

Secure entry telephone system. Carpeted flooring. Door to large storage cupboard.

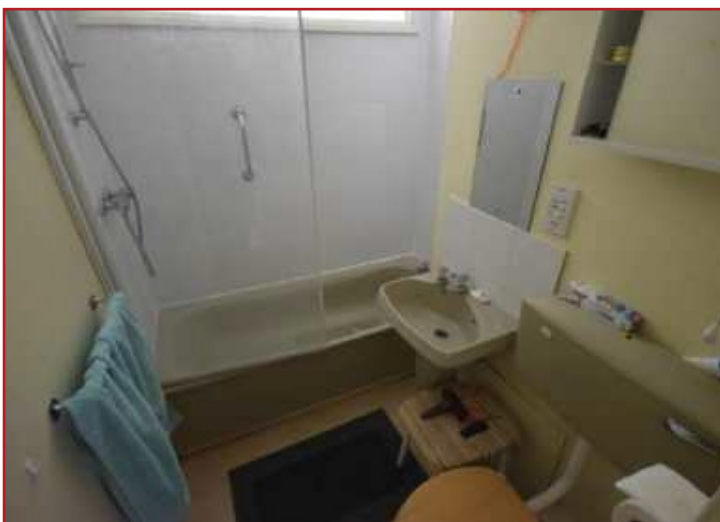
Lounge/Dining Room 18'03" x 10' (5.56m x 3.05m)

Upvc double glazed bay window to rear overlooking gardens. Carpeted flooring. Electric heater.



Bathroom

Pedestal wash hand basin with tiled splashback, wc and panelled bath with shower over. Emergency pull cord. Shaver point. Extractor. Wall mounted fan heater. Vinyl flooring



Kitchen 8'04" x 5'06" (2.54m x 1.68m)

Upvc double glazed window to rear aspect. Range of wall and base units with worktops and tiled splash backs. Stainless steel sink and drainer. Space for electric cooker. Space for fridge freezer. Vinyl flooring.



Bedroom 13'06" x 8'05" (4.11m x 2.57m)

Upvc double glazed window to rear aspect. Carpeted flooring. Storage heater.

Communal Gardens

The well kept gardens offer outside seating areas for guests and residents.



Parking

Communal parking can be found at the front of the property.

**Tenure**

We are informed by the seller that the tenure of this property is Leasehold. Confirmation/verification of the tenure has been requested. Please consult us for further details.

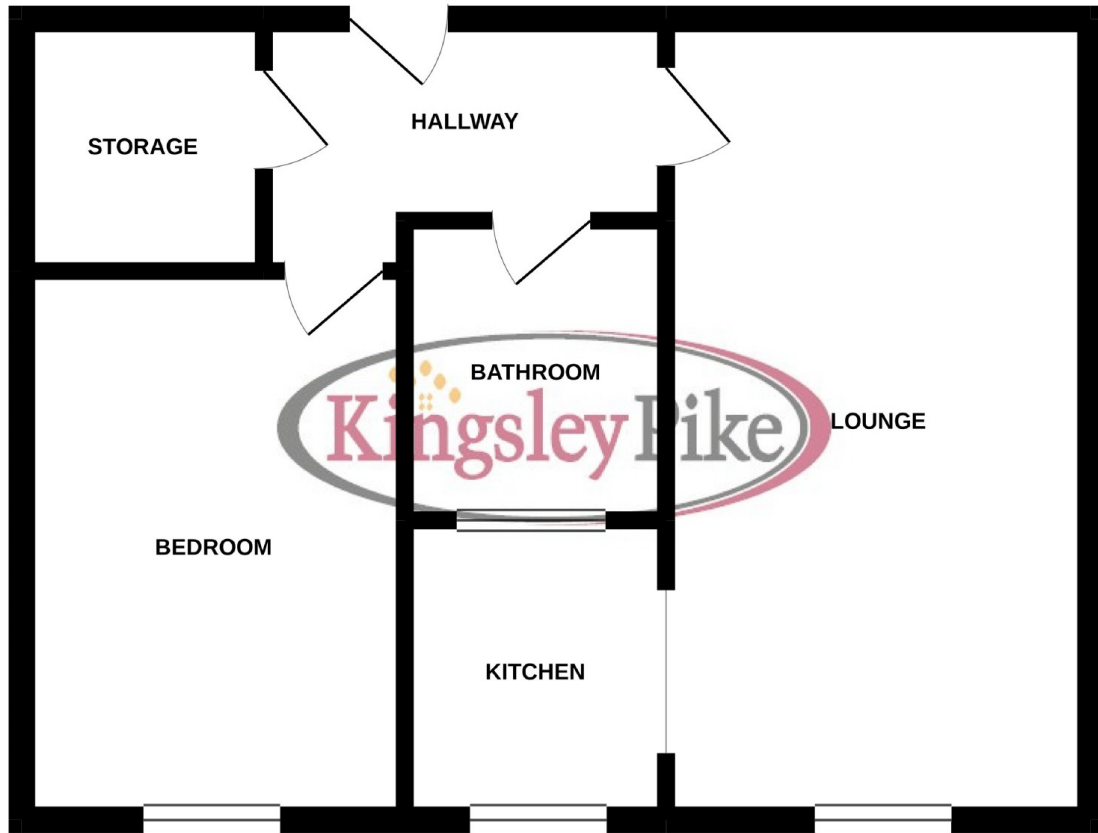
Viewing

By prior arrangement through Kingsley Pike Estate Agents. Telephone 01249 464844.

Opening Times

Monday - Friday 9.00am - 6.00pm / Saturday 9.00am - 4.00pm

FIRST FLOOR
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 419 sq.ft. (38.9 sq.m.) approx.

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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All measurements are approximate. Photography included within these sale particulars was prepared by Kingsley Pike Estate Agents in accordance with the Seller's instructions. The services, equipment, fixtures and fittings have not been tested and therefore cannot be relied upon as in working order. Room sizes should not be relied upon for carpets or furnishings.



"Local Knowledge Quality Service"

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