



79 Barley Leaze, Chippenham, Wiltshire, SN14 6GW

**michael
antony**

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Lovely two bedroom ground floor apartment with allocated parking space. The accommodation comprises entrance hall, open plan lounge/kitchen, master bedroom with en-suite, bedroom two, family bathroom. Further benefits include uPVC double glazed windows, carpets, electric convector heaters, Sky Q socket. The property is within easy access to town centre, A350, M4 and A420

- Ground Floor Apartment
- 2 Bedrooms
- Open Plan Living
- Close to Schools

£159,995



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COMMUNAL ENTRANCE

There are two communal entrance doors with door entry system. Door to apartment.

ENTRANCE HALL

uPVC glazed window to side elevation with blind, door entry system, thermostat control, door to storage cupboard housing hot water cylinder and shelf, door to further storage cupboard with coat hooks and fuse board. Convector heater. New carpet. Doors off to lounge/kitchen, two bedrooms and bathroom.

LOUNGE/KITCHEN

22' 6" x 10' 9" (6.867m x 3.289m) uPVC glazed windows to front and rear elevations, convector heater, BT point, Sky Q socket, and carpet.

Separated by and island from the lounge, the kitchen comprises range of wall and floor units with granite effect work surfaces over, stainless steel sink and drainer with mixer tap, electric oven and hob, tiled splash-backs, vinyl flooring.

BEDROOM 1

9' 3" x 13' 2" (2.839m x 4.016m) into recess uPVC glazed window to front elevation, convector heater, built in wardrobe, and carpet

EN-SUITE

Suite comprising of shower cubicle with shower, wash hand basin and w.c, and carpet.

BEDROOM 2

9' 7" x 7' 5" (2.944m x 2.284m) uPVC glazed window to front elevation, convector heater, carpet, BT point.

BATHROOM

7' 4" x 6' 7" (2.240m x 2.028m) Obscure uPVC double glazed window to side elevation, white suite comprising panelled bath with mixer tap and shower, pedestal wash hand basin, w.c. and flush, wall mounted mirror, carpet.

EXTERNALLY

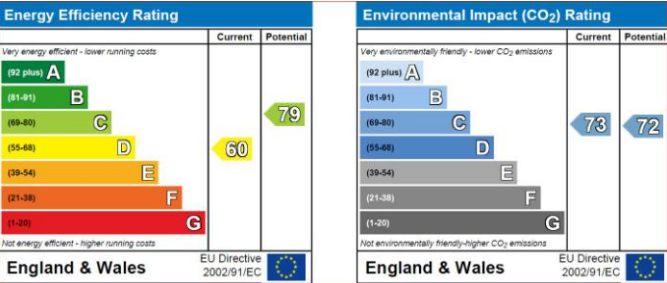
To the rear of the property is a marked allocated parking space.

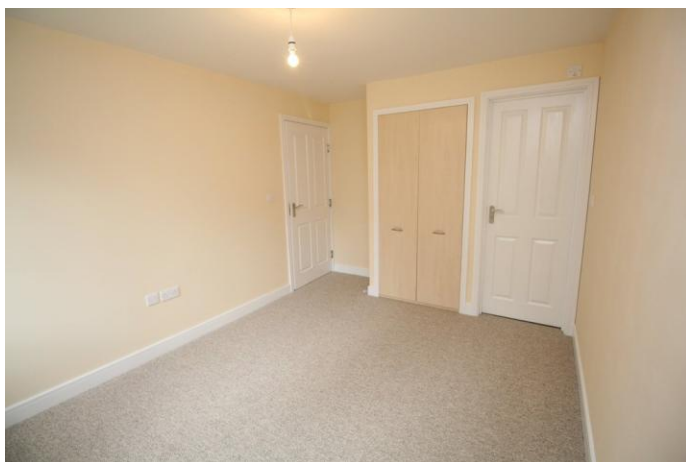
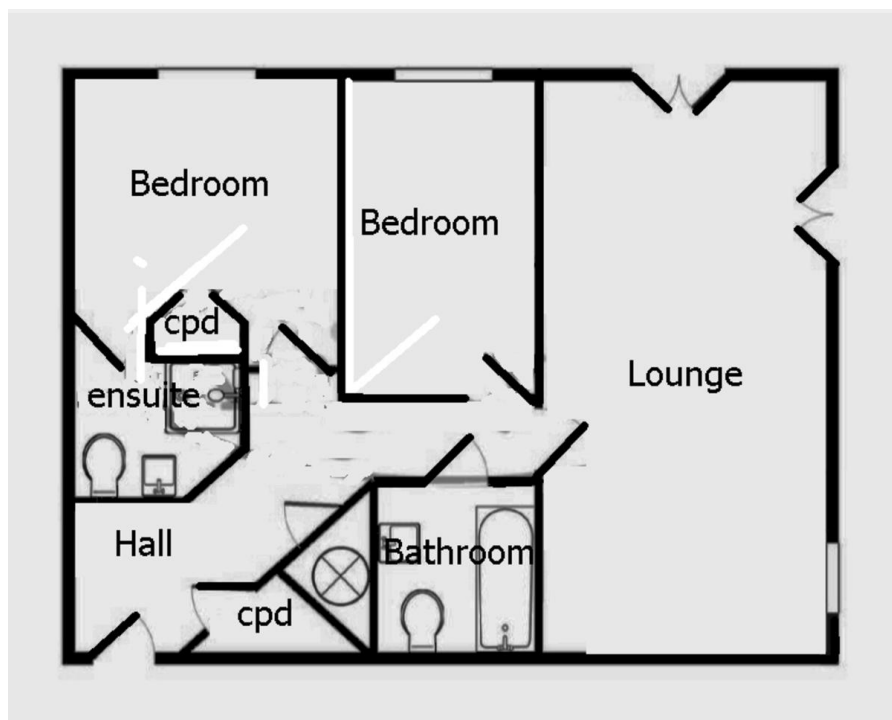
COUNCIL TAX Band B

SERVICE CHARGE & GROUND RENT

We are advised:

- 1 There is approximately £110 years remaining on the lease
- 2 Ground Rent - £150 per yer paid in two instalments in June & December
- 3 Service Charge - Variable approximately £1,000 per year paid in two instalments in June & December
- 4 Pets - Recognised domestic pets are fine subject to written consent from the lessor





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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested the apparatus, equipment fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of the property before travelling any distance to view.