23-24 Market Place
Chippenham, SN15 3HW

GOODMAN WARREN BECK

23-24 Market Place, Chippenham, SN15 3HW

A collection of 8 newly converted apartments set within a Grade II Listed building in the heart of the town centre. The apartments offer an ideal opportunity for first time buyers, investment opportunity or a make a great 'lock up and leave' for those who would like a second home within Chippenham.
Each of the apartments has a modern feel with open plan Kitchen/Living Rooms with fitted oven and hob, shower room and double bedroom.
The apartments are offered for sale with a long lease of 999 years.

GOODMAN WARREN BECK

64 Market Place
Chippenham, Wiltshire SN15 3HG
Tel 01249 444449 | Fax 01249 448989
Email info@goodmanwb.co.uk

£140,000

ROOM DIMENSIONS

Flat 5 overall square foot: 37.5sqm

Lobby: 3'11" x 12'1" (1.2m x 3.7m)
Bedroom: 10'9" x 8'6" (3.3m x 2.6m)
Shower Room: 4'7" x 6'10" (1.4m x 2.1m)
Kitchen/Living: 10'2" x 18'4" (3.1m x 5.6m)

SPECIFICATION

Here is a brief summary of the key features and specification at 23-24 Market Place. Further information on each item is available by requesting a copy of our final specification checklist.

KITCHEN

• Handpicked fitted shaker kitchen
• Worktop and upstand
• Glass splashback to hob
• Stainless steel sink with brushed stainless steel mixer tap
• LED Strip lighting
• A range of integrated appliances to include:
- Fridge/Freezer
- Ceramic Hob
- Extractor hood
- Single oven

SHOWER ROOM

• Contemporary wall hung white sanitary ware
• Brushed stainless steel mixer tap
• Electric thermostatic shower
• Lit vanity mirror
• Ceramic wall tiling
• LVT flooring
• Clear glazed shower screen
• Heated stainless steel towel rails

INTERIOR FINISHES

• LVT flooring throughout common areas
• Carpet to bedrooms
• White satin woodwork
• Brushed stainless steel ironmongery

HEATING AND HOT WATER

• Gas Boiler supplying heating and hot water

ELECTRICAL FITTINGS

• White low profile sockets and switches throughout
• Shaving socket to shower room
• TV point to living room and master bedroom
• Mixture of LED downlights and pendant lighting
• Thermostatic control

SECURITY

• Multi-point locking doors
• Smoke and carbon monoxide detectors

PEACE OF MIND

• 10 year structural warranty
• 2 year Bibury peace-of-mind warranty

ENERGY PERFORMANCE GRAPHS

Council Tax Band:

Tenure: Leasehold

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect to this property. We have not carried out a detailed survey not tested the services, appliances and specific fittings. All measurements and distances are approximate only. Room sizes should not be relied upon for carpets and furnishings. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Your home is at risk if you do not keep up repayments on a mortgage or other load secured on it. Floor plans (not to scale, for illustrative purposes only)