



**St. Mary Street, Chippenham, SN15 3JJ**

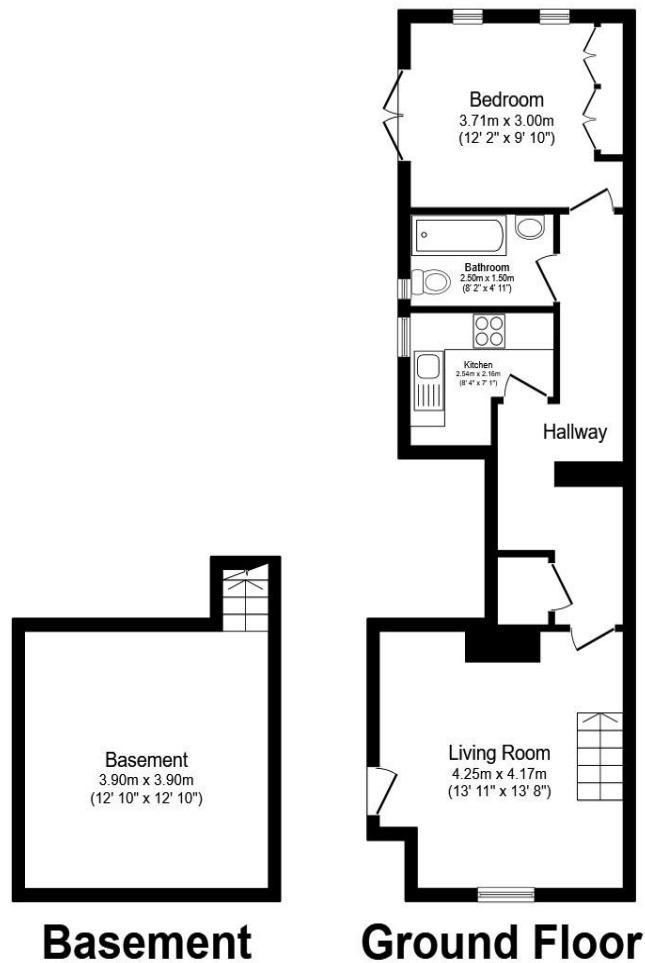


**welcome to**

## **St. Mary Street, Chippenham**

Charming ground floor apartment in a central location, rich in character with exposed beams and a feature fireplace. Benefiting from a private entrance, useful basement with potential (STPP), no onward chain, and convenient access to local amenities, shops, and transport links.





## Location

## Communal Entrance

## Living Room

13' 11" max x 13' 8" ( 4.24m max x 4.17m )

## Hallway

## Basement

12' 10" x 12' 10" ( 3.91m x 3.91m )

## Kitchen

Irregular Shaped Room 8' 4" x 7' 1" ( 2.54m x 2.16m )

## Bedroom One

12' 2" x 9' 10" ( 3.71m x 3.00m )

## Bathroom

## Shared Courtyard

## Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Total floor area 67.6 m<sup>2</sup> (728 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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## St. Mary Street, Chippenham

- Prime central Chippenham location
- Character features including beams & fireplace
- Basement with conversion potential (STPP)
- Rear Courtyard/ low yearly charge of £550 per year.
- No Chain

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 550.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

**£190,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/CHP111568](https://allenandharris.co.uk/Property/CHP111568)



Property Ref:  
CHP111568 - 0012

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