

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and potential buyers are advised to check the measurements taken to ensure their accuracy.



22 BANKWATERS ROAD, RUDLOE  
TOTAL APPROX. FLOOR AREA 648 SQ.FT. (60.2 SQ.M.)  
Schematic Diagram only - Not to scale  
Made with Metropix ©2018



22 Bankwaters Road, Rudloe, Corsham, Wiltshire, SN13 0LY



## 22 Bankwaters Road, Rudloe, Corsham, Wiltshire, SN13 0LY

- Two double bedrooms
- Balcony
- Communal drying area
- Neutral décor throughout
- Two useful stores
- Bathroom with white suite

£119,950

### Situation and Description

A spacious second floor apartment situated on the outskirts of Corsham and benefitting from uPVC double glazing, gas central heating, neutral décor, balcony and two stores.

The property offers accommodation comprising communal entrance hall, private hall, good sized sitting room with balcony off, kitchen, two generous bedrooms and a bathroom with white suite.

Externally there is a storage room (on the left just before you enter the apartment) with plumbing for a washing machine and a further store at the rear of the building. Communal drying area.

### Tenure

The property is leasehold and enjoys the remainder of a 125 year lease which commenced in 1988. The management fees are approximately £500 - £600 p.a.

Corsham's picturesque and historic high street is situated within 2 miles of the property and offers a variety of interesting shops, cafes and restaurants. Other local amenities include junior and comprehensive schooling, doctors surgery and leisure centre. Ideally placed for access to the A4, the Georgian city of Bath is within 9 miles with its vast array of shopping, cultural and leisure amenities and high speed rail service to London, which is also available at nearby Chippenham.

EPC Rating - C



### Directions

Leave our Corsham office turn right onto the Pickwick Road and proceed towards Box. At the mini roundabout just after the Hare and Hounds bear left and proceed straight over the next two mini roundabouts. After approximately half a mile, turn left onto the Bradford Road signposted Bradford on Avon, turn right onto Leylands Road and follow the round to the left onto Westwood Road. Take the first left turning onto Bankwaters Road where the property can be found on the right hand side.