



8 Cornwall House, Kings Avenue, Corsham, Wiltshire, SN13 0EH

*David Ingram*  
RESIDENTIAL



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- Two double bedrooms
  - UPVC double glazing and gas central heating
  - Communal car park
- Store
  - Communal drying area
  - Close to amenities
  - NO ONWARD CHAIN

£116,000

## Situation and Description

A spacious second floor flat which benefits from gas central heating, uPVC double glazing and a convenient location within easy walking distance of the High Street and amenities. NO ONWARD CHAIN

The property offers accommodation comprising communal entrance hall, private hall, good sized sitting/dining room, kitchen, two double bedrooms and a shower room (formerly a bathroom).

Externally there is a useful store, communal drying area and a car park which is situated to the side of the building.

**Tenure**  
The property is leasehold and is offered with the remainder of a 125 year lease which commenced in the 1980's. The ground rent is £10 per annum.

Every facility in Corsham is within a ten to fifteen minute walk including the primary school, secondary school, sports centre, library, the arts centre and cricket club (each of which have children's activities), the picturesque high street with its variety of interesting shops, cafes, public houses and Corsham Court with its lovely grounds. More comprehensive shopping and leisure facilities are available in The World Heritage City of Bath within about nine miles which has a mainline railway station with fast access to London (Paddington) as does nearby Chippenham which is within about 4 miles. Junctions 16 and 17 of the M4 motorway are within easy reach and commuting distance of Bristol, Swindon and London.

EPC Rating - C



## Directions

From our office on the High Street turn right onto Pickwick Road and at the mini roundabout turn right onto the Newlands Road. Proceed over the two mini roundabouts and turn left onto The Lager. Follow the road past the shop and at the T Junction turn right onto Kings Avenue where Cornwall House can be found on the left hand side.