



Avon Heights Monkton Hill, Chippenham, SN15 1ER

welcome to

Avon Heights Monkton Hill, Chippenham

COMING SOON – Register your interest! Avon Heights: High-spec 1 & 2 bedroom riverside apartments in a central location in Chippenham. Ideal for first-time buyers, investors, or a smart home base — these apartments bring urban flair to a thriving Wiltshire town.





Ground Floor



Sizes are based on maximum measurements and are for indication only. Any intending purchaser should satisfy themselves by inspection or otherwise as to their accuracy. Floorplans have been increased in size for legibility and are not to scale. Also some plots may be handed. Please consult the agent for more information.

Unit 1
2 Bedroom - 657 sqft*

Unit 2
1 Bedroom - 452 sqft*

Unit 3
2 Bedroom - 639 sqft*

Unit 4
1 Bedroom - 457 sqft*

Unit 5
2 Bedroom - 596 sqft*

Unit 6
2 Bedroom - 700 sqft*

Unit 7
1 Bedroom - 398 sqft*

Unit 8
1 Bedroom - 412 sqft*



Prime Location

Prime Location - Monkton Hill, Chippenham

Set just a few minutes' walk from the town centre and Chippenham train station, Avon Heights enjoys excellent access to local amenities and transport links.

Nearby Points of Interest:

Monkton Park & John Coles Park - Family-friendly with tennis courts, events, and green spaces

River Avon - Ideal for scenic walks and cycling routes

Olympiad Leisure Centre - Pool, gym, and fitness classes

Chippenham Golf Club - Only a short walk away

Bowood House & Gardens - Nearby historic estate with beautiful grounds

Shopping & Leisure

Chippenham Town Centre - Includes high street favourites, independent shops, pubs, cafés, and a twice-weekly market as well as multiple retail parks housing many major brands. Bath - Renowned for boutique shopping, restaurants, and heritage attractions (15-20 mins by train) Further Retail Parks - Access to larger stores at Emersons Green, Bristol, or Swindon

Commuter & Travel Information

Train (from Chippenham Station):

Bath Spa - 15 mins

Bristol Temple Meads - 30 mins

Swindon - 20 mins

London Paddington - ~70 mins (via GWR high-speed service)

Car:

M4 (Junction 17) - Approx. 10 mins

Bath - 25 mins

Bristol - 40 mins

Swindon - 30 mins

Bus: Regular routes to Bath, Calne, Corsham, and nearby villages

And with a dedicated parking space available for each apartment, convenience is built in-whether you're commuting, exploring, or hosting guests.

Why Choose Chippenham

These factors make Chippenham an appealing place to buy a property, offering a mix of rural charm, urban convenience, and strong future potential.

1. Great Location: Chippenham is strategically located with good transport links. It's just 15 miles from Bath and 24 miles from Bristol, making it perfect for commuters to either city. The town has its own railway station with fast links to London, providing convenience for professionals working in the capital.

2. Access to Countryside and Nature: The town is surrounded by beautiful countryside, including the Cotswolds and North Wessex Downs, offering outdoor activities like walking, cycling, and nature reserves. This makes it an attractive place for those who enjoy a rural lifestyle but still want access to urban amenities.

3. Affordable Housing: Compared to nearby cities like Bath or Bristol, property prices in Chippenham tend to be more affordable. This makes it an attractive location for first-time buyers or those seeking more space for their money.

4. Strong Local Amenities: Chippenham offers a variety of local amenities, including shops, restaurants, pubs, and leisure facilities. It also has several excellent schools, making it a great place for families. There's also the Chippenham Sports and Fitness Centre and nearby historical sites like Lacock Abbey.

5. Up-and-Coming Area: The town has been undergoing some redevelopment, with new housing developments and improvements to the town centre. This gives potential buyers confidence that property values may rise over time as the area continues to improve.

6. Community and Lifestyle: Chippenham offers a great balance of a small-town feel with a strong sense of community while being close enough to larger cities for the convenience of urban living. It's a good place for families, retirees, and professionals.

7. Good Schools: With a selection of highly-rated primary and secondary schools, Chippenham is popular with families looking for a good education for their children.

welcome to

Avon Heights Monkton Hill, Chippenham

- PRICES FROM £150,000
- Prime Riverside location in the town centre/Short distance to Railway Station
- Option of undercroft parking
- All inclusive specification having flooring throughout
- Fully fitted modern kitchens with integrated appliances

Tenure: Leasehold EPC Rating: Exempt

Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

from

£150,000

view this property online allenandharris.co.uk/Property/CHP111376



Property Ref:
CHP111376 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Please note the marker reflects the
postcode not the actual property


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