





📍 Flats 3 and 4, Monkton House Monkton Park,  
Chippenham, Wiltshire, SN15 3PE

🏠 £595,000

An incredibly spacious, centrally located, five bedroom, two reception room, two bathroom, first floor apartment which forms part of an impressive, Grade II Listed period house with lovely communal gardens and ample allocated parking.

- Spacious Grade II Listed Apartment Offering Over 1900 SQ. FT Of Accommodation
- Five Bedrooms
- Two Reception Room
- Two Bathroom
- Gas Central Heating
- Fabulous, Widespread Views
- Well Maintained, Communal Gardens
- Two Allocated Parking Spaces
- Walking Distance To The Train Station & Town Centre Amenities
- NO ONWARD CHAIN

🏠 Leasehold

🏠 EPC Rating C





An incredibly spacious, first floor apartment which forms part of an impressive, Grade II Listed period house with lovely communal gardens and ample allocated parking. The property enjoys a prominent position on the edge of Monkton Park, within easy walking distance of the train station and town centre amenities. NO ONWARD CHAIN

Monkton house was converted into apartments in the 1990's and the current owners were granted listed building consent soon after to combine two first floor apartments into one remarkable apartment. The accommodation comprises; fabulous communal entrance hall with cantilever staircase leading up the the first floor, private entrance hall, large drawing room with four windows offering a wonderful outlook over Monkton Park and beyond, dual aspect dining room with feature fireplace, kitchen, three double bedrooms, one large single bedroom, bedroom 5/study, bathroom and shower room.

Externally there are expansive, well maintained communal gardens with various seating areas and two allocated parking spaces which are situated in the gravelled carpark to the side of the building.

Listing building consent has been granted to put the property back to two, two bedroom apartments as per the original design.

#### **Situation**

The property is within easy access of the the town and all amenities which include a public library and the pleasant Monkton Park with a nine hole golf course and riverside walks and cycleways. There is convenient pedestrian access to the mainline railway station (London Paddington - approx. 75 minutes). The M4 motorway, the A4 and the A420 offer excellent motor commuting to the major centres of Bath, Bristol, Swindon & London. There is a wide range of private schooling and Chippenham also offers secondary schools and primary schools, together with further education at Wiltshire College.

#### **Property Information**

Council Tax Band; F

The property is leasehold and benefits from the remainder of a 999 year lease. Each owner is a shareholder of a company which owns the freehold and the management of the building is internally managed. The management fees are approximately £4,200 per annum.

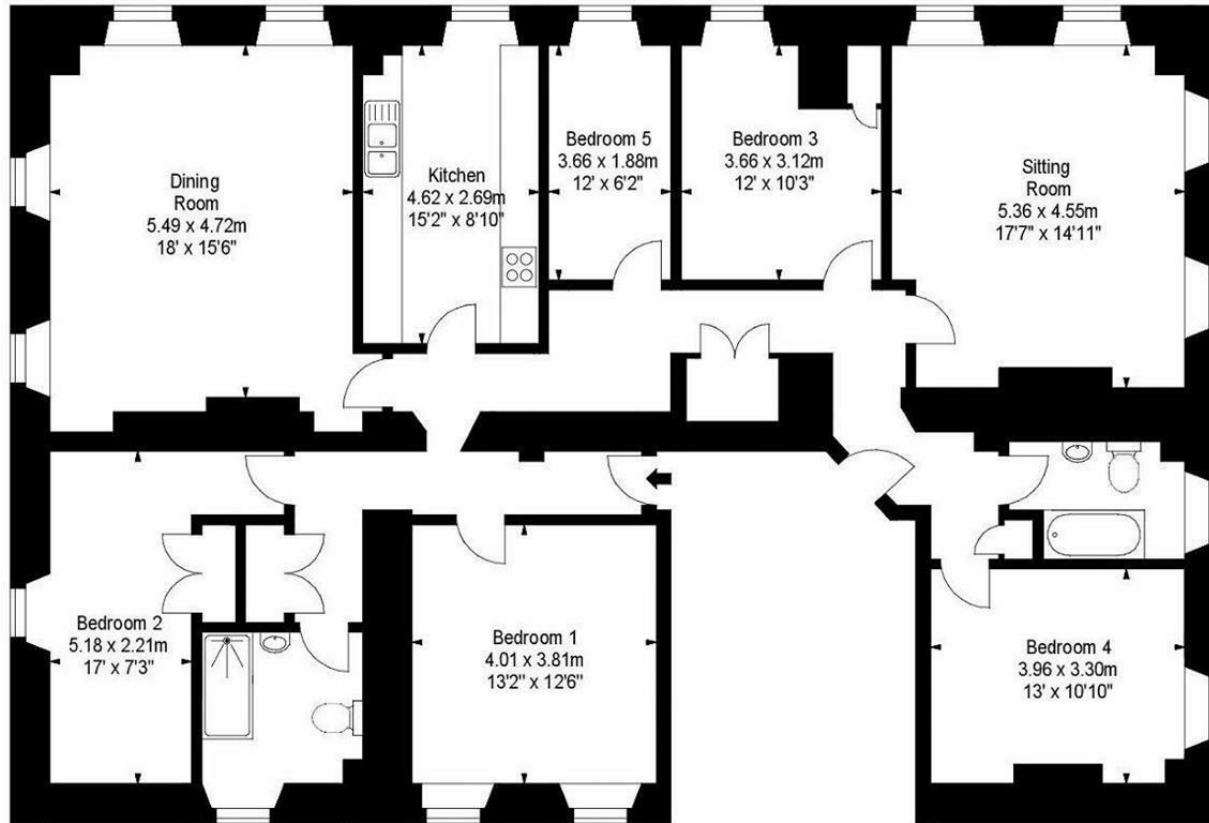
Mains gas, electricity, water and drainage

Gas Fired Central Heating

EPC Rating; C



Approx. Gross Internal House Area\*  
182.36 M<sup>2</sup> - 1963 Ft<sup>2</sup>



First Floor

Illustration For Identification Purposes Only. Not To Scale

\* As Defined by RICS - Code of Measuring Practice

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 of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.