





📍 79 Gainey Gardens, Chippenham, Wiltshire, SN15 1UG

🏠 Price Guide £210,000

A superb recently built two double bedroom top floor apartment situated on the sought-after Birds Marsh View residential development.

- Sought After Birds Marsh View Development
- Modern & Stylish
- Top Floor Apartment
- Two Double Bedrooms
- Bathroom & En-suite shower Room
- Integrated Appliances
- Easy Reach of the Town Centre & Mainline Train Station
- Fast Access to the M4-Junction 17
- Perfect for a First-Time Buyer, Professional couple, or Investor
- No Onward Chain

🔑 Leasehold

🏠 EPC Rating B



OFFERED WITH NO ONWARD CHAIN-A fantastic recently built two double bedroom top-floor apartment, set within the highly sought-after Birds Marsh View development.

Designed for modern living, the property features a stylish open-plan living area and a contemporary fitted kitchen with integrated appliances. There are two spacious double bedrooms and a modern bathroom, with the principal bedroom benefiting from an en-suite shower room. Externally, the property offers allocated off-street parking.

Ideally positioned for convenience, this beautiful home provides easy access to Chippenham town centre, a range of local amenities, and the mainline train station-perfect for commuters. The M4 (Junction 17) is just a short drive away, offering excellent links to Bath, Bristol, and beyond.

This apartment delivers the perfect combination of modern comfort, prime location, and lifestyle appeal.

#### **Situation**

The property is located on the newly established and highly regarded Birds Marsh development, and is within access of the the town centre 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; B

Leasehold: 999 Year Lease, 995 Years Remaining

Mains Services

Gas Central Heating

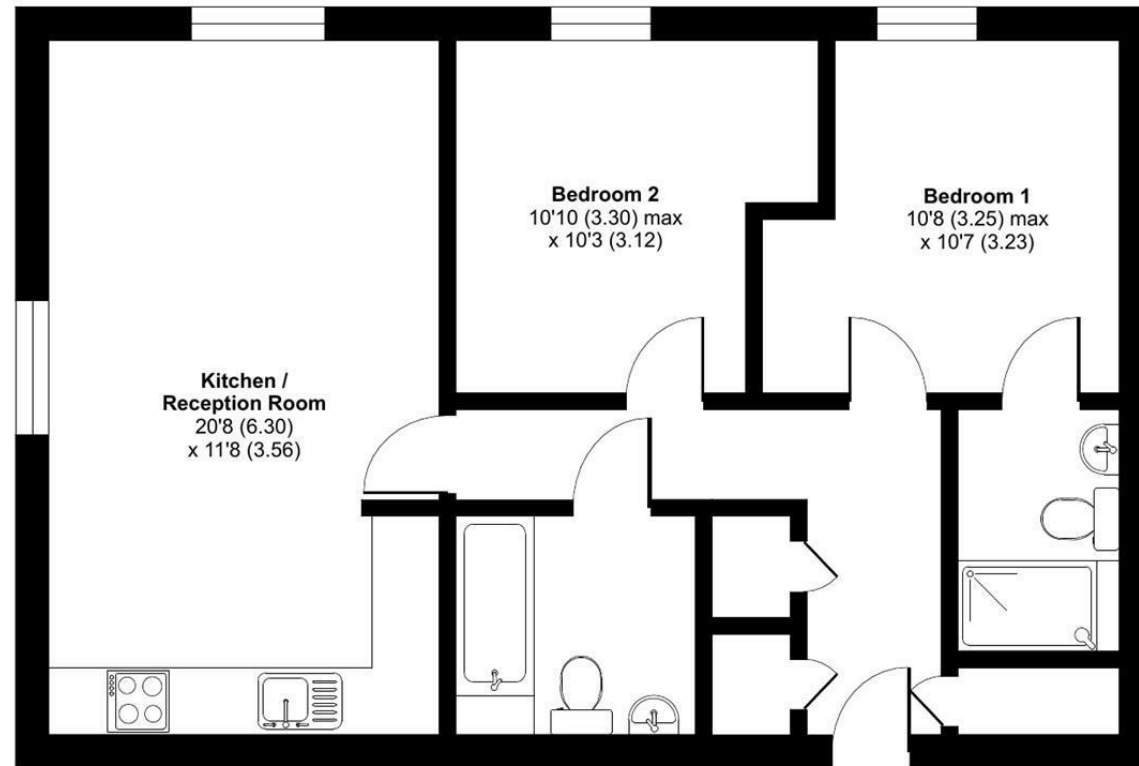
EPC Rating; B



## Gainey Gardens, Chippenham, SN15

Approximate Area = 661 sq ft / 61.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Strakers. REF: 1381020

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.