



Chippenham Court, offers in the region of £235,000

- Much sought after apartment
- Stunning far reaching views
- Beautifully presented accommodation
- Modern fixtures and fittings
- Communal gardens and parking
- EPC Rating: Awaited





About the property

Conveniently situated, with easy access to local amenities on offer within the Town centre. Much sought after two bedroom apartment enjoying stunning views overlooking the Chippenham Fields and beyond towards the Kymin and surrounding countryside.

A beautifully presented, modernised apartment, situated towards the far side of the building, on the upper floor of the popular Chippenham Court. The South Easterly aspect, enjoys panoramic views over the parkland and towards the Kymin and surrounding countryside. Therefore, making this two bedroom apartment, most sought after. The versatile layout offers comfortable living space with all rooms overlooking the open aspect. In brief the property comprises; Reception Hall with built-in storage, Sitting Room with window and Juliet balcony with French doors overlooking the parkland, Opening through to modern Kitchen, fitted with a plentiful range of modern units with quality pull out trays to lower cupboard units and display shelving. Integrated, hob, oven, microwave, dishwasher. Small breakfast bar beneath the window with view. There are two Bedrooms, one of which is currently dressed as second Reception/Dining Room. Modern Wet Room.

The Building provides independent living for the over 60's with residents enjoying a friendly community. Benefitting from the use of a recently refurbished Guest suite accommodation for up to two family members or friends to stay overnight at a cost. There is a communal industrial Laundry Room with washing/drying/ironing facilities on the ground floor. Well maintained gardens, with several seating areas, including gravelled rockery areas, paved terrace and lawned areas with planted shrubs creating interest. Residents Parking area.





Accommodation

Entrance Hall

Sitting Room

15' 5" x 10' 2" (4.70m x 3.10m)

Kitchen

11' 8" x 6' 7" (3.56m x 2.01m)

Bedroom 1

11' plus wardrobes x 9' 5" (3.35m plus wardrobes x 2.87m)

Bedroom 2

13' 6" x 8' 7" (4.11m x 2.62m)

Wet Room

Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let