



A well presented two bedroom ground floor apartment situated overlooking a green in this highly desirable area for commuters, first time buyers and investors. With two double bedrooms and the main befitting from en-suite shower room this spacious and light apartment is sure to impress. Further benefits include hallway with built-in storage cupboards, main bathroom, open plan kitchen / living room, allocated parking space and no onward chain. An internal viewing is highly recommended.

Viewing

Viewings Strictly by appointment with the sole selling agents Atwell Martin call or e-mail us today to confirm your appointment | 65 New Road, Chippenham, Wiltshire SN15 1ES

Situation

The property enjoys a convenient location within Cowleaze, a Development with Eco-Credentials in the Monkton Park area of Chippenham. Facilities in Monkton Park include a primary school plus convenience store along with the towns leisure centre (with indoor swimming pool) and main line train station serving London Paddington and the West Country. Chippenhams town centre is just a short walk away.

Chippenham itself has a wide range of amenities to include High Street Retailers, plus supermarkets and retails parks and offers a wide range of educational facilities plus easy and convenient access to the regional centres of Bath, Bristol and Swindon via the M4 motorway and trunk road network. The railway station offers regular main line rail service to London Paddington and the West Country.

Accommodation

With approximate measurements the accommodation comprises:

Entrance Hall

With access from a communal entrance hallway, entry phone system, two storage cupboards, airing cupboard, radiator, doors to...

Open Plan Kitchen / Sitting Room 5.89m x 3.78m (19'4" x 12'5")

Dual aspect room overlooking the "Green" double glazed windows to rear and side, double glazed french doors open to the rear.

Sitting Area - two radiators, carpeted.

Kitchen Area - fitted with wall and base units, stainless steel sink drainer inset to rolled edge work surfaces, wall mounted boiler, four ring electric hob, integral oven, space for fridge freezer, space for automatic washing machine.

Master Bedroom 3.76m x 3.00m (12'4" x 9'10")

With double glazed window to rear, radiator.

En-Suite Shower Room

Newly Fitted in 2022 featuring a three piece white suite comprising; shower cubicle, low level w/c and wash hand basin, heated towel rail radiator, tiled flooring.

Second Bedroom 3.78m x 3.00m (12'05" x 9'10")

With double glazed window to front, radiator.

Main Bathroom

With double glazed window to front, Newly Fitted in 2022 featuring a three piece white suite comprising; panelled bath, low level w/c and wash hand basin, chrome heated towel radiator. tiled flooring.

Externally

This ground floor apartment has the benefit of overlooking the "Green" situated to the rear of the property.

Allocated Parking Space

There is an allocated parking space to the front of the apartments, there is also a bin store area and open bike store area.

Property Information

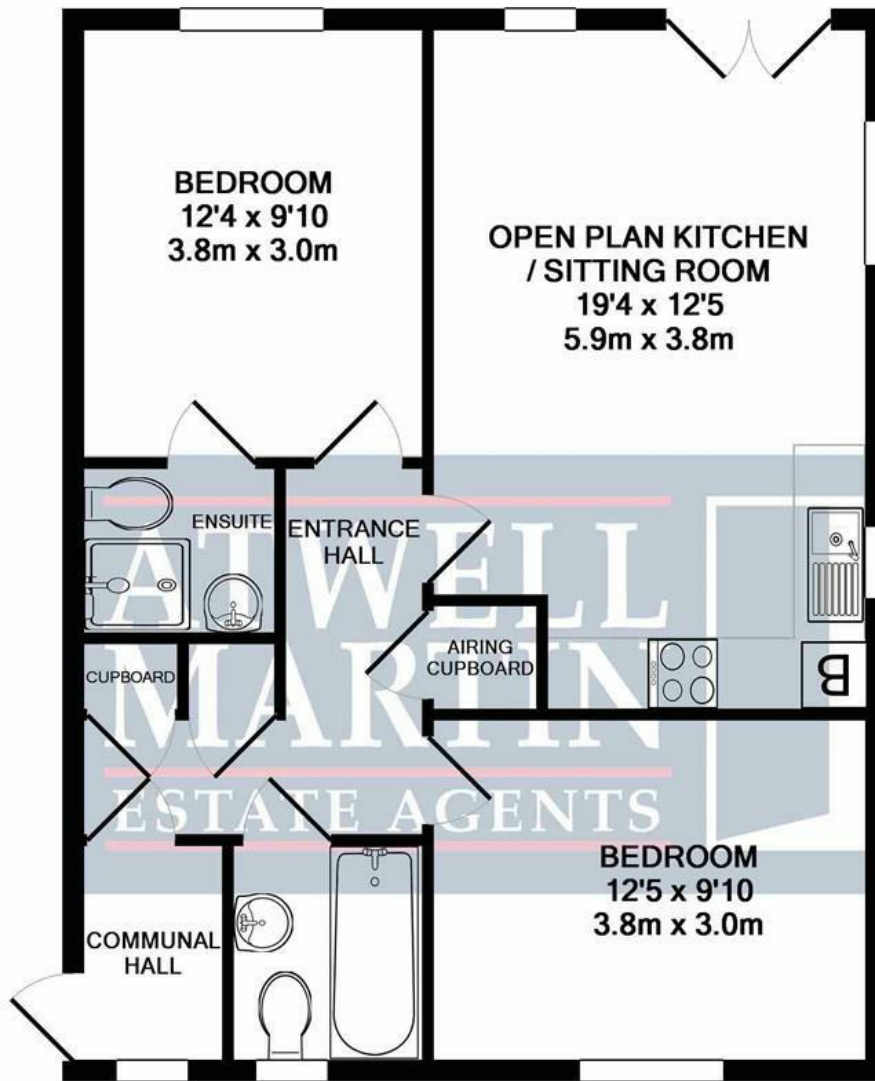
Utilities/Services - Mains Electric, Water & Drainage, Gas Central Heating

Wiltshire Council Tax - Band B

Tenure - Leasehold Service Charge - £175 Ground Rent per annum - £132 (for 2024/2025) Length of Lease 125 years from 2007 (108 years remaining in 2024)

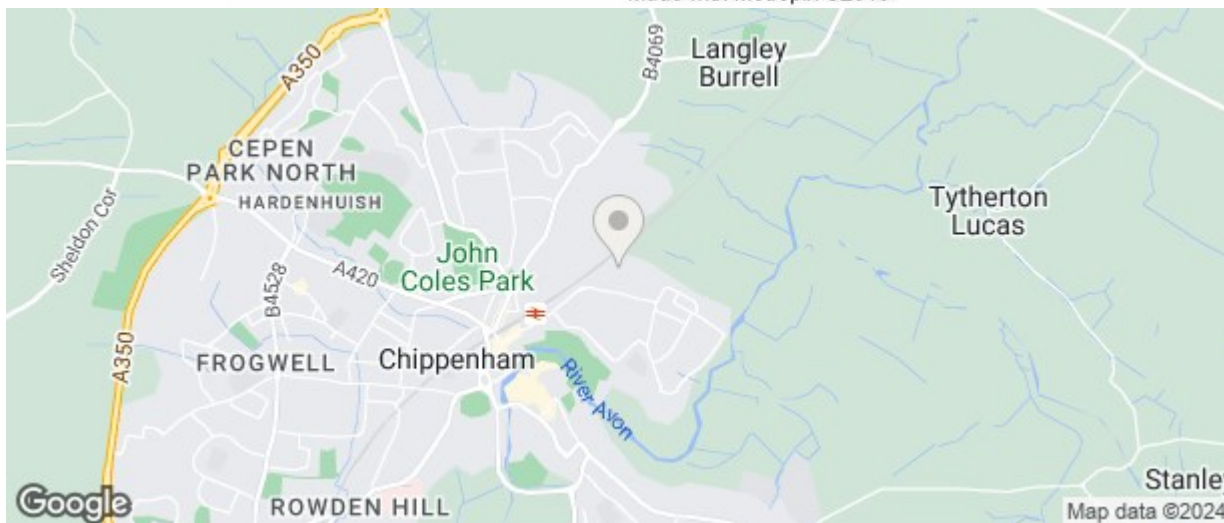






COWLEAZE MONKTON PARK CHIPPENHAM SN15 3YN
TOTAL APPROX. FLOOR AREA 667 SQ.FT. (62.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	80	80
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B	82	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing