



Presenting this ground floor two bedroom apartment located at the end of a cul-de-sac and within walking distance of the town centre. The accommodation comprises; entrance hall, two bedrooms, four piece bathroom suite, sitting/dining room and fitted kitchen. The property further benefits from a combination gas fired boiler and upvc double glazing throughout. An ideal investment, downsize or first time purchase internal viewings are 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 - Chippenham

Chippenham itself has a wide range of amenities to include High Street retailers plus supermarkets and retail parks and, in addition, there is a leisure centre with indoor swimming pool, library, cinema and public parks. Chippenham also benefits from excellent schooling with numerous primary and three highly sought after secondary schools. For those wishing to commute there is also a regular main line rail service from Chippenham station to London (Paddington) and the West Country and the M4 motorway is easily accessed via Junction 17 a few miles north of the town.

### Accommodation

With approximate measurements the accommodation comprises:

### Ground Floor Apartment

### Entrance Hall

With upvc double glazed door to side, doors to sitting room, bedrooms and bathroom, airing cupboard, radiator, laminate flooring.

### Sitting / Dining Room 4.50m x 3.28m (14'9" x 10'9")

With upvc double glazed window to rear, multi-paned glass panelled door with side lights to kitchen, door to hallway, radiator, carpeted flooring.

### Kitchen 3.05m x 2.31m (10' x 7'7")

With upvc double glazed window to front, door from sitting room, fitted kitchen offering a matching range of wall and base units, stainless steel sink drainer inset to rolled edge work surfaces, part tiled, space for cooker, space and plumbing for automatic washing machine, space for fridge freezer, wall mounted combination boiler, radiator, tiled flooring.

### Primary Bedroom 3.40m x 3.23m (11'2" x 10'7")

With upvc double glazed window to rear, radiator, carpeted flooring.

### Second Bedroom 3.05m x 2.34m (10' x 7'8")

With upvc double glazed window to front, radiator, carpeted flooring.

### Bathroom 2.24m x 1.78m (7'4" x 5'10")

With obscured upvc double glazed window to front, fitted with a four piece suite comprising; bath, shower cubicle, pedestal wash hand basin and low level w/c, all with chrome fittings, part tiling, radiator.

### Property Information

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

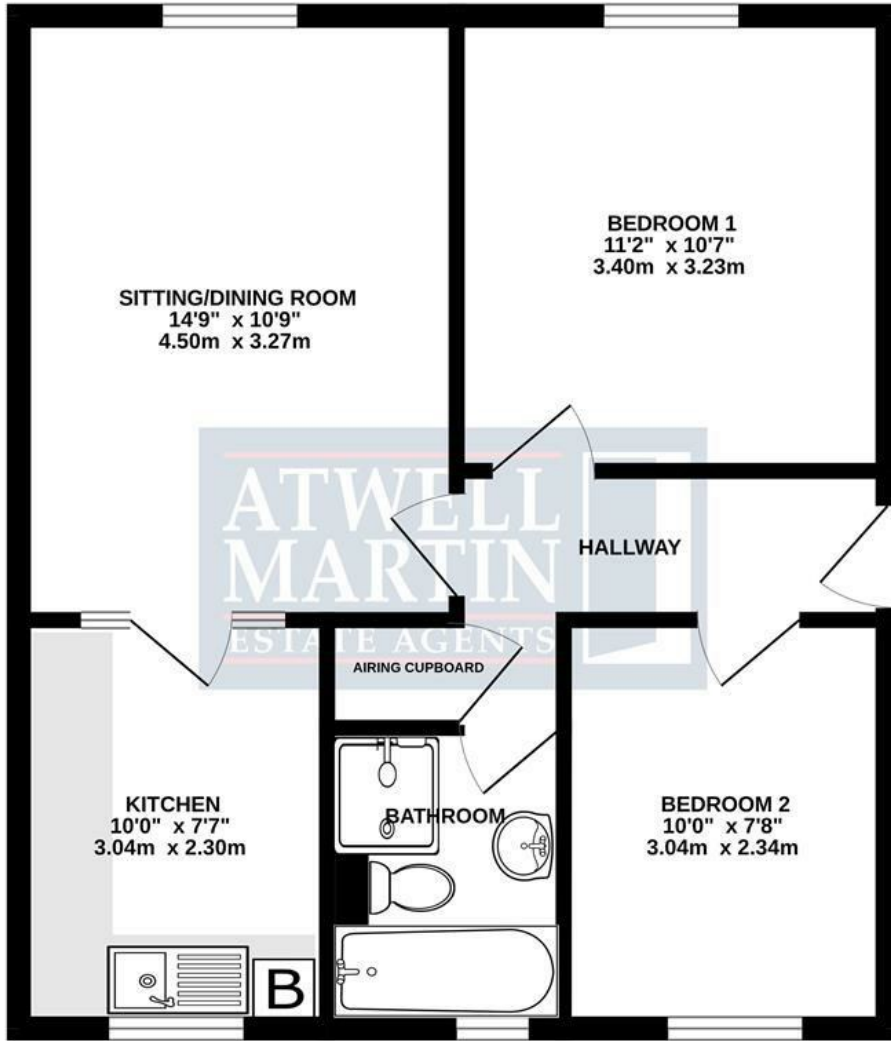
Wiltshire Council Tax - Band A

Tenure - (information has been requested)  
Leasehold Service Charge - £xxxx.xx Ground Rent - £xxx.xx ) Length of Lease xxx years from xxxx





# GROUND FLOOR APARTMENT



CHARTER ROAD CHIPPENHAM, SN15 2RJ

Whilst every attempt has been made to ensure the accuracy of the floorplan 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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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