



Nestled in the charming town of Chippenham, this modern ground floor maisonette on Roman Way offers a delightful living space perfect for individuals or couples seeking comfort and convenience. Spanning approximately 400 square feet, the property features a well-designed layout that maximises space and functionality.

Upon entering, you are welcomed into a porch area which opens onto the sitting/dining room, ideal for relaxation & entertaining guests. The flat boasts a comfortable bedroom with large storage cupboard. The bathroom is fitted with a three piece suite and has an airing cupboard for storage.

Constructed in 1981, this property offers modern living with ample storage, making it an appealing choice for commuters. Additionally, the flat includes parking for one vehicle, a valuable asset in this bustling area.

Situated on the popular Pewsham Development in a desirable location, residents will enjoy easy access to local amenities, including shops and parks, all within a short distance. The excellent transport links further enhance the

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 - Pewsham

The property is most conveniently located on the popular Pewsham development to the South East of the town centre. Pewsham offers a wide range of amenities to include doctors' surgery, primary school and public house. There is a shopping parade with convenience store, chemist and takeaway. 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.

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.

Property Information

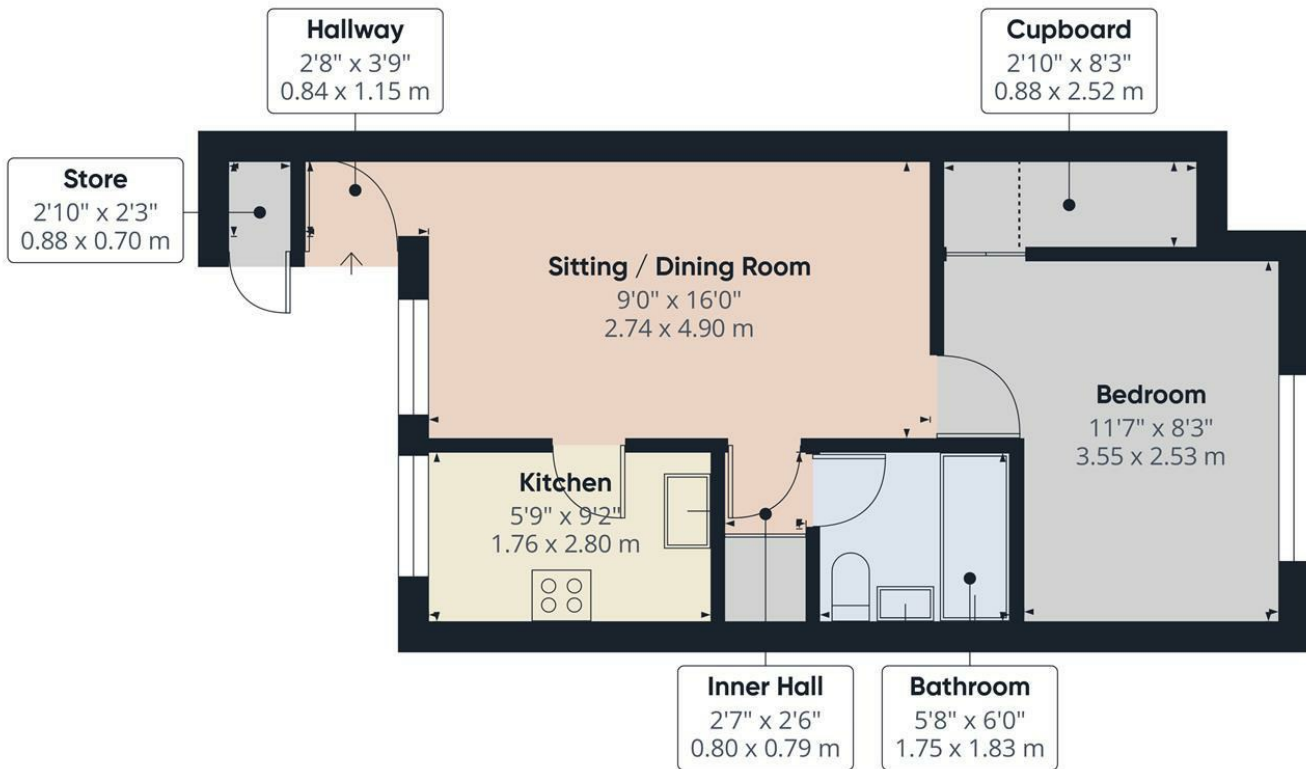
Utilities/Services - Mains Electric, Water & Drainage, Electric Heating

Wiltshire Council Tax - Band A

Tenure - Leasehold Service Charge - £0.00 Ground Rent - £20.00 (for 2025/2026) Length of Lease 999 years from 1981.







Approximate total area⁽¹⁾

400 ft²
37.2 m²

Reduced headroom

16 ft²
1.5 m²

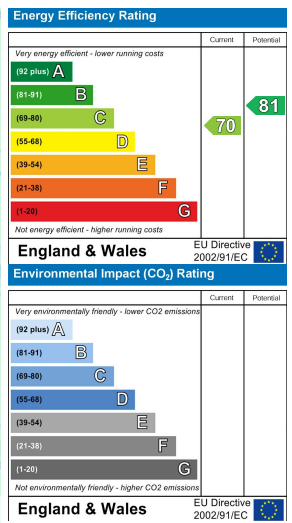
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RiCS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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