



Welcome to this charming ground floor maisonette located within Beale Close on the western side of town. This well-presented property boasts its own private entrance, ensuring a sense of independence and comfort. Inside, you will find two spacious double bedrooms, one of which offers a lovely view of the communal garden at the rear.

This maisonette features a bathroom and a kitchen to rear, both designed to meet the needs of modern living. With double glazing throughout, you can enjoy a peaceful atmosphere while benefiting from energy efficiency. The property is also equipped with gas central heating, ensuring warmth and comfort during the colder months.

For your convenience, this maisonette comes with allocated parking, making it easy to come and go as you please. Additionally, it is situated close to local amenities, allowing for easy access to shops, and other essential services.

This property is an excellent opportunity for those seeking a comfortable and stylish living space in a vibrant community. Whether you are a first-time buyer or looking to downsize, this flat offers a perfect blend of modern convenience and homely charm. Do not miss the chance to make this delightful flat your new home.

## 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 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

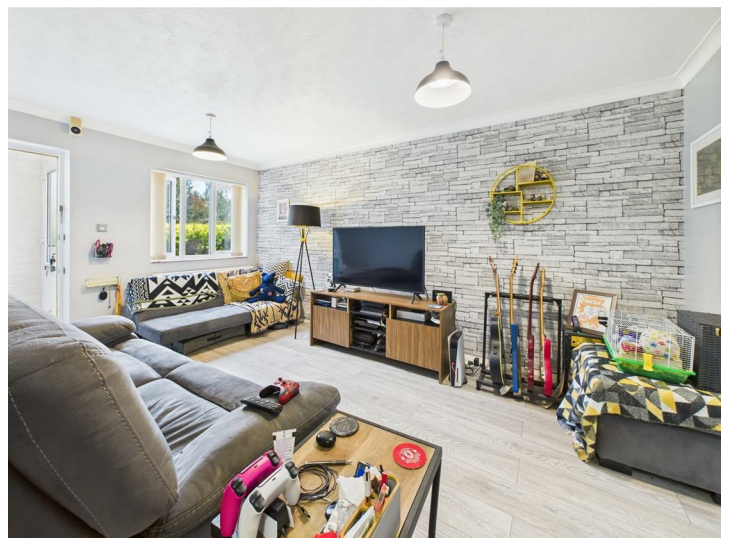
the West Country and the M4 motorway is easily accessed via Junction 17 a few miles north of the town.

## Property Information

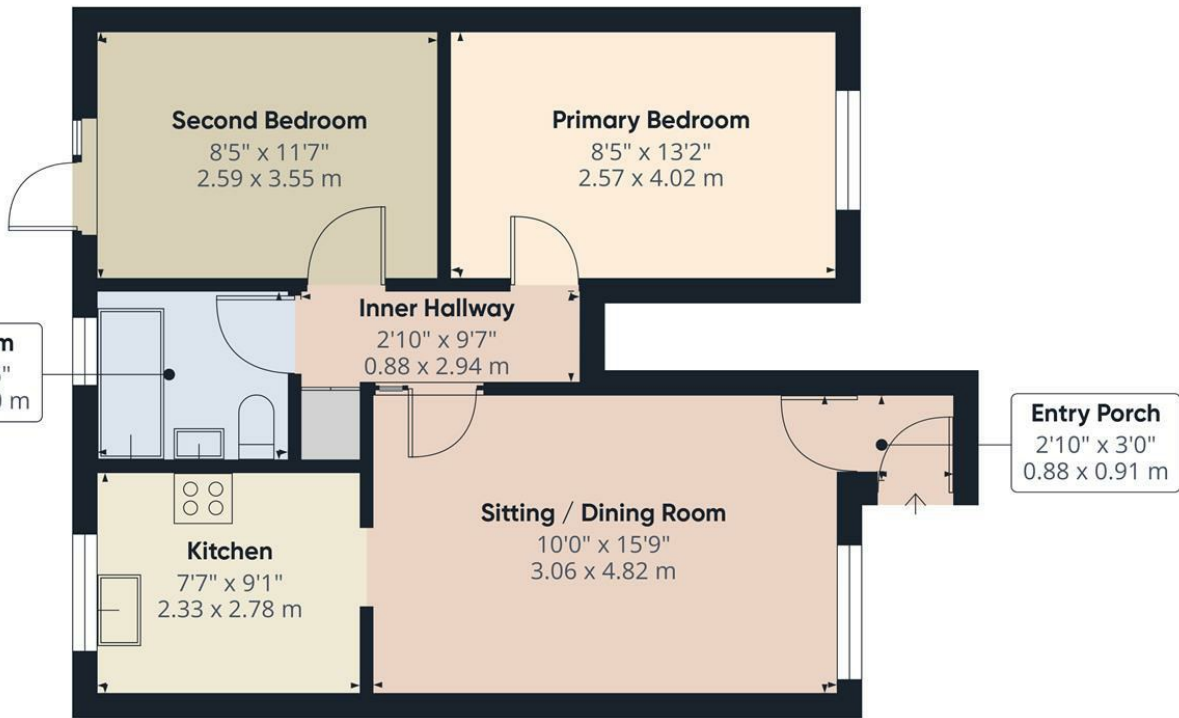
Utilities/Services - Mains Electric, Water & Drainage, Gas Central Heating

Wiltshire Council Tax - Band A

Tenure - Leasehold Service Charge - £797.20 per year including Ground Rent Length of Lease 999 years from 1985 (959 years remaining in 2025)







Approximate total area<sup>(1)</sup>  
515 ft<sup>2</sup>  
47.8 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       | 77      | 78        |
| (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 <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> 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