



Presenting this first floor apartment ideally situated for Chippenhams' town center and main line train service. Featuring a; sitting / dining room with bay window, kitchen, master bedroom with bay window, second bedroom and bathroom. Further benefits include a large storage cupboard in the hallway and allocated parking space.

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 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. This property lies within the catchment for Sheldon & Hardenhuish secondary schools, both are highly sought after. 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:

Entrance Hall

The communal entrance hall has secure entry and lift to all floors. The apartment has: a door entry phone system, large storage cupboard (housing boiler), radiator, doors to:

Sitting / Dining Room 4.78m x 5.41m max (15'8" x 17'9" max)

With double glazed bay window to front, further window to front, radiator, coving.

Kitchen 3.53m x 1.73m (11'7" x 5'8")

Modern fitted kitchen with a range of wall and base units, with rolled edge work tops, built in electric oven and four ring hob with cooker hood over, space for fridge/freezer, space for washing machine, stainless steel sink/drainers with splash back tiling.

Master Bedroom 5.18m max x 2.57m (17' max x 8'5")

With double glazed bay window to front, radiator, carpeted.

Second Bedroom 3.48m x 2.03m (11'5" x 6'8")

With double glazed window to front, radiator, carpeted.

Bathroom 2.57m x 1.65m (8'5" x 5'5")

Fitted bathroom offering a three piece white suite comprising; bath with shower over, low level w/c and wash hand basin, part tiled, extractor fan.

Allocated Parking

The property comes with an allocated parking space which is ideal in this central location. There is also a handy bike store area.

Property Information

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

Wiltshire Council Tax - Band x

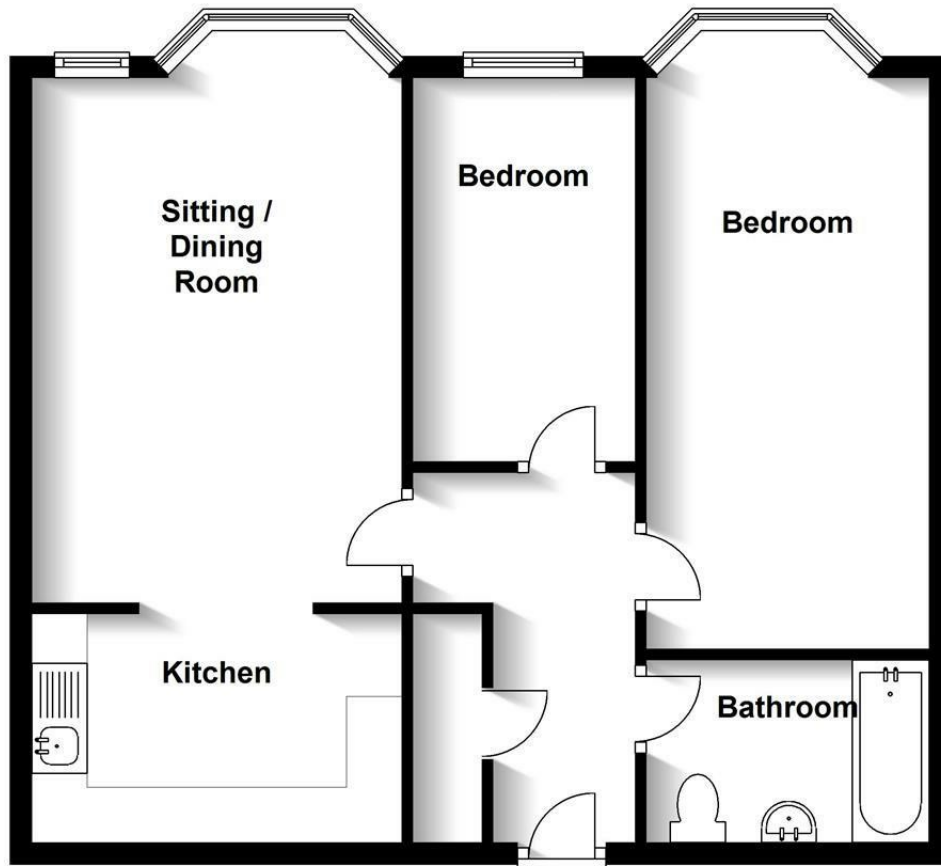
Tenure - Leasehold Service Charge & Ground Rent = £139. 93 per month (for 2025/2026)
Length of Lease 170 years from 2025 (169 years remaining in 2026)





First Floor Apartment

Approx. 57.9 sq. metres (622.7 sq. feet)



Total area: approx. 57.9 sq. metres (622.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	88
(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		
(81-91) A		
(69-80) B	86	87
(55-68) C		
(39-54) D		
(21-38) E		
(1-20) 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