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**ATWELL  
MARTIN**  
ESTATE AGENTS



Park Lane, Chippenham

Price Guide £179,950



Two double bedroom first floor apartment forming part of a beautiful Grade II Listed building situated in central location within easy access of the town centre, mainline railway station and M4 motorway. The first and second floors comprise five unique and beautiful renovated apartments which offer a characterful feel with a modern and contemporary finish. Apartment two is a very well presented two double bedroom first floor apartment offering spacious accommodation arranged over one floor comprising large sitting room, kitchen with built in fridge, freezer, oven & hob, two bedrooms and large bathroom. The property benefits from having allocated parking and NO ONWARD CHAIN.

### 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 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 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:

#### Entrance Hall

Door to front, doors to lounge/dining room, kitchen, WC, airing cupboard.

#### Lounge/Dining Room 6.25m x 3.20m (20'06" x 10'06")

Windows to front, door to kitchen and hallway, radiator, wood effect flooring.

#### Kitchen 3.35m x 3.20m (11'00" x 10'06")

Windows to front, door to living room/dining room, fitted kitchen offering a matching range of wall and base units, stainless steel sink drainer inset to rolled edge work surfaces, splash back, integrated electric oven and four ring electric hob with matching cooker hood over, space and plumbing for automatic washing machine, built in fridge freezer, radiator, wooden effect flooring.

#### Bedroom One 4.93m x 3.43m (16'02" x 11'03")

Windows to side, radiator.

#### Bedroom Two 3.56m x 2.97m (11'08" x 9'09")

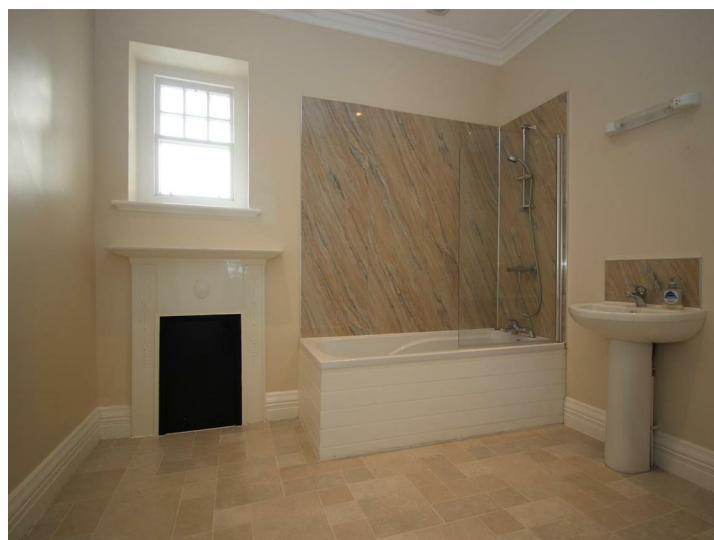
Windows to side, radiator.

#### Bathroom

Window to side, fitted with a three piece white suite comprising bath with shower over, pedestal wash hand basin, low level w/c, all with chrome fittings, splash backs, chrome heated towel rail.

#### Externally

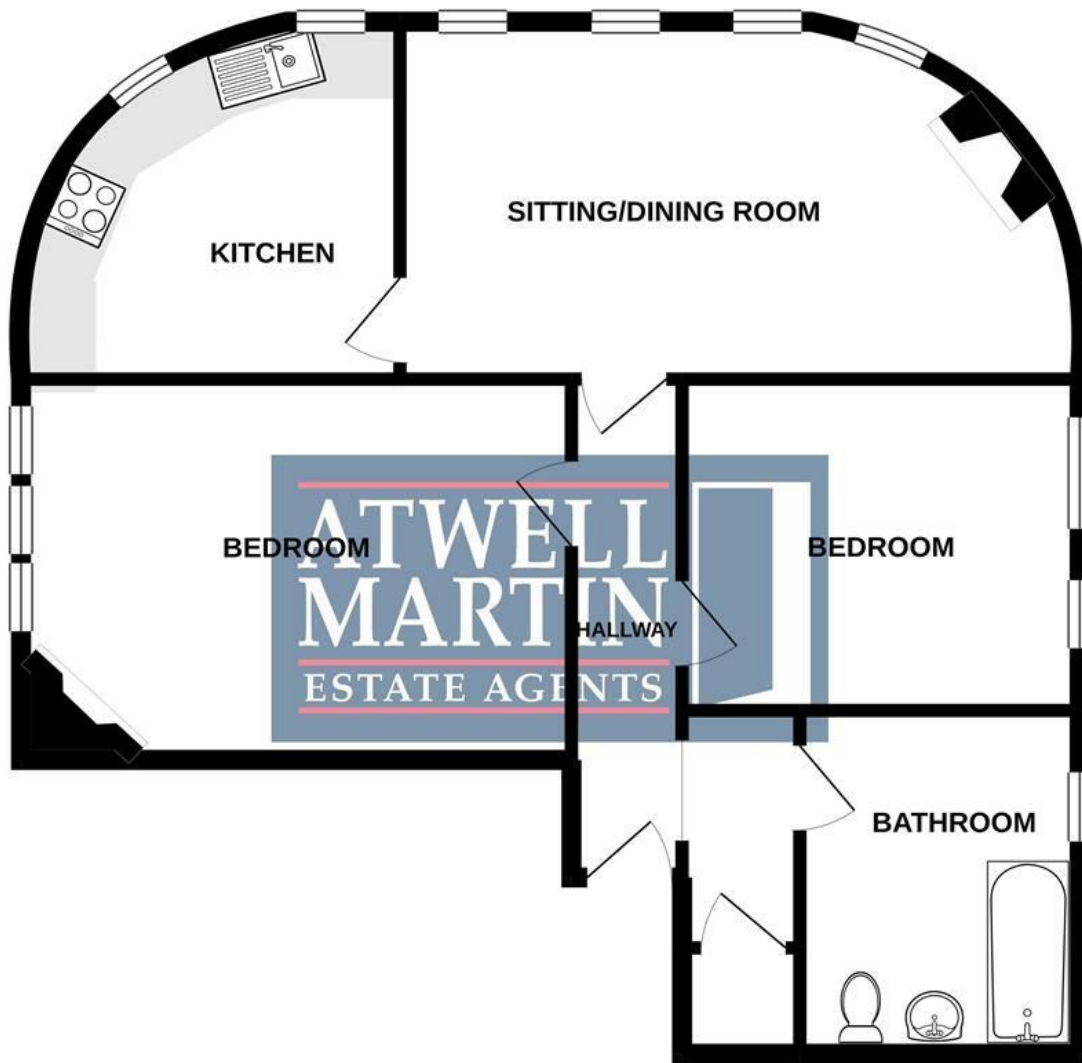
Parking for one car can be found to the rear on the development.







# FIRST FLOOR APARTMENT



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		
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) <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 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