



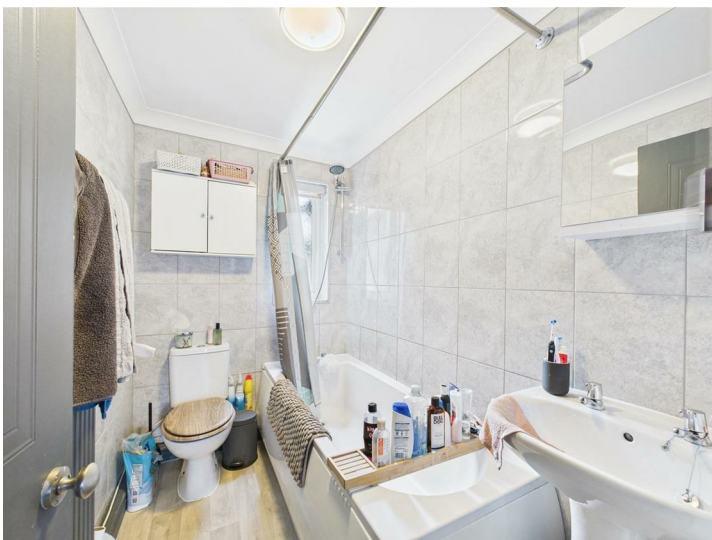
Welcome to this delightful one-bedroom apartment located at 207-209 London Road, Chippenham. This charming flat is an excellent opportunity for first-time buyers or those seeking a sound investment property.

The apartment is well presented throughout, offering a comfortable and inviting living space. With double glazing and gas central heating, you can enjoy a warm and cosy atmosphere all year round. The property also benefits from an external storage cupboard, providing additional space for your belongings, as well as parking facilities for your convenience.

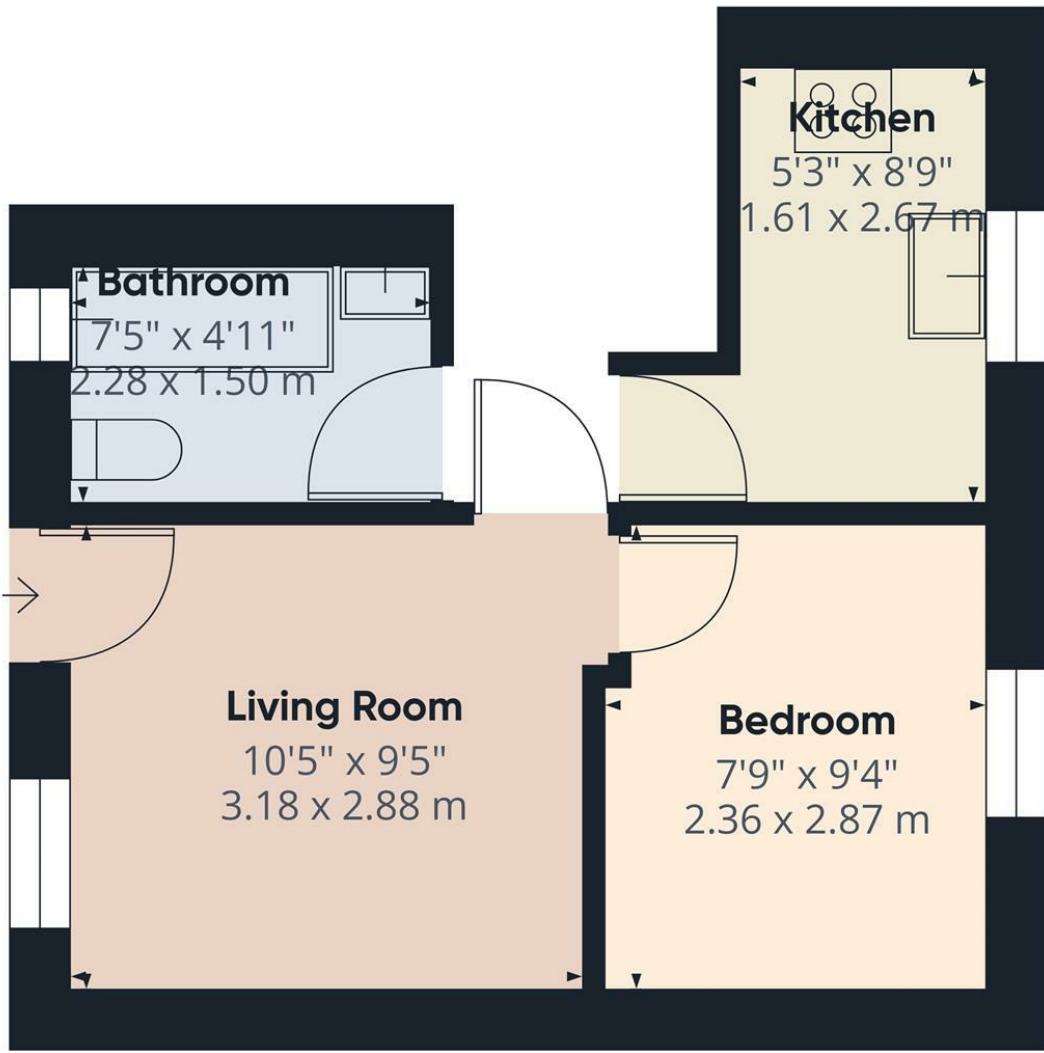
Situated close to the town centre, this apartment is ideally placed to take advantage of local amenities, including shops, restaurants, and transport links. Whether you are looking to explore the vibrant community or simply enjoy the comforts of home, this location offers the best of both worlds.

In summary, this one-bedroom apartment is a fantastic opportunity that combines modern living with a prime location. Do not miss the chance to make this lovely property your own.

- Ideal First Time Buy or Investment Property
- Lounge
- Kitchen
- Close to the Town Centre
- Parking
- One Bedroom
- Bathroom
- Upvc Double Glazed and Gas Central Heated
- External Storage Cupboard







Approximate total area<sup>(1)</sup>

262 ft<sup>2</sup>  
24.3 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.

GIRAFFE 360



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		
(91-91) <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