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ESTATE AGENTS

27a Park Lane, Chippenham

Price Guide £155,000

This beautifully presented two-bedroom second-floor apartment offers a wonderful top-floor, loft-style feel, making it an ideal choice for first-time buyers or commuters seeking both character and convenience. The standout sitting/dining room is bright and inviting, an ideal setting for relaxing or entertaining.

The property also features a sleek, modern fitted kitchen, two well-proportioned bedrooms, and a stylish contemporary shower room, all accessed via a well-maintained communal entrance and hallway. An allocated parking space adds further practicality.

Perfectly positioned within walking distance of local amenities and the attractive open spaces of John Coles Park, the apartment also benefits from excellent transport connections, with easy access to the M4 (J17), A420, and A4 Bath Road.

Offered to the market with no onward chain, this is a superb opportunity to secure a move-in-ready home with a bright, airy feel in a highly convenient location.

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 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. 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, Electric Heating

Wiltshire Council Tax - Band A

Tenure - Leasehold
Service Charge - Estimated service charge £600 per annum
Lease Length - 999 Years

Approximate total area(1)

524 ft²

48.7 m²

(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.

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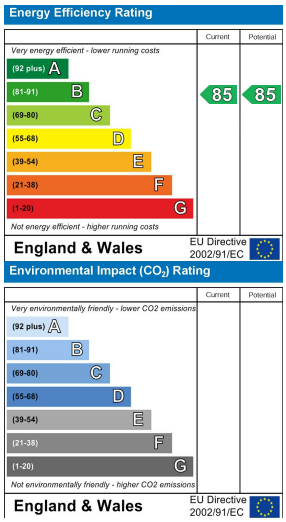

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing

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