



Part of the historic Grade II listed Georgian House and set in simply stunning grounds, this first floor apartment offers a delightful and peaceful setting. The accommodation offers a secure communal entrance into a grand main hallway. The apartment itself has a hallway with a stylish large main living room off and a large bow window offering picturesque views over the grounds, a modern well equipped kitchen, further internal hallway with re fitted bathroom suite and bedroom off. Further benefits include gas central heating, access and use of the entire grounds, 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 - Corsham

The property is located within a popular development of Corsham towards the western side of town. Corsham is a thriving North Wiltshire community centred around an historic high street with many interesting stone buildings and a variety of shopping facilities. Corsham also benefits from having a leisure centre, primary and secondary school and is particularly well placed for ease of access to the historic Georgian city of Bath via the A4, approximately 7 miles distance.

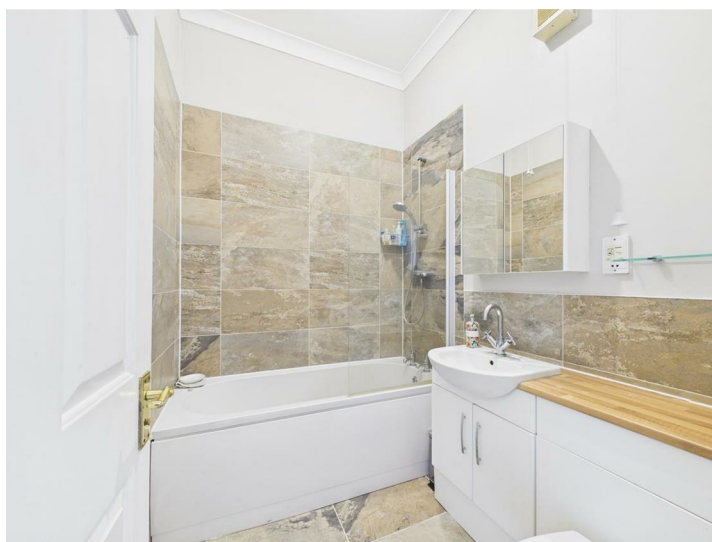
There is also a main line rail service from Chippenham station, which is approximately 4 miles distance, offering a service to London (Paddington) and the M4 motorway which is also close to hand, approximately 3 miles to the north of Chippenham via Junction 17.

Property Information

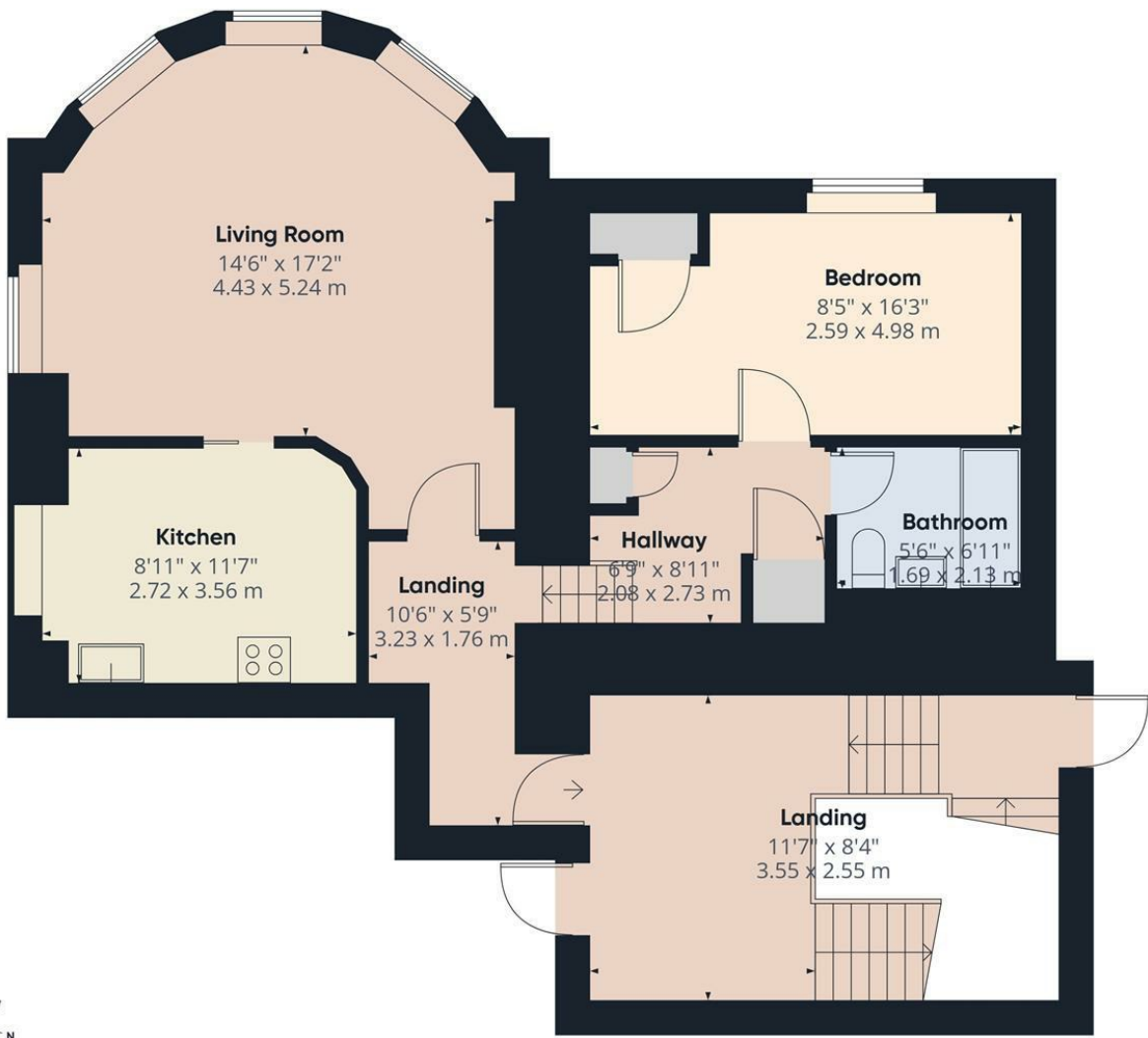
Utilities/Services - Mains Electric, Water & Drainage, Gas Central Heating

Wiltshire Council Tax - Band C

Tenure Leasehold 999 years from 1997
- Share of Freehold - Service Charge £830 every six months - Additional Payment of £180 every six months.





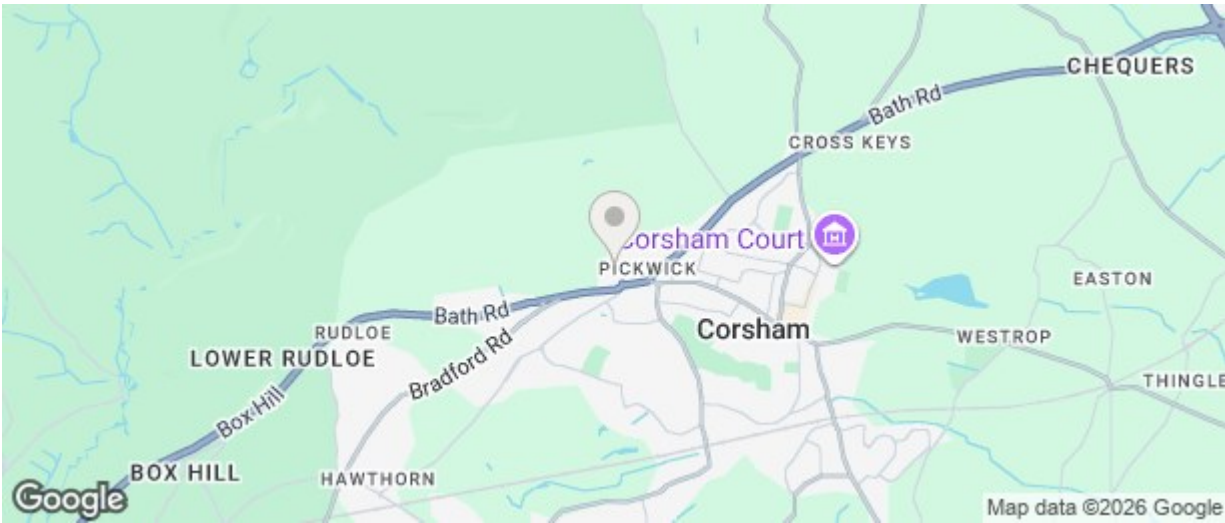


Approximate total area⁽¹⁾
796 ft²
73.9 m²

(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.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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		
(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 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