



📍 9 Foundry Lane, Chippenham, Wiltshire, SN15 1JB

🔗 Offers In Excess Of £220,000

Forming part of the stylish, popular, Crest Nicholson development, is this two double bedroom apartment, situated within touching distance of Chippenham's mainline railway station and town centre. The accommodation is spacious, modern and of a superb specification, making it the perfect first time purchase or investment opportunity.

- First Floor Modern Apartment
- Two Double Bedrooms
- Spacious & Stylish Accommodation
- Touching Distance of the Train Station
- Walking Distance of the Town Centre
- En-Suite Shower Room & Separate Bathroom With Shower Over
- Allocated Parking
- Utility Cupboard
- Perfect First Time Buy Purchase or Investment Opportunity
- No Onward Chain

🔗 Leasehold - Share of Freehold

🏠 EPC Rating C



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The accommodation briefly comprises; secure communal entrance with stairs and lifts to all floors. Entrance hallway with useful utility cupboard, a generously sized open-plan kitchen/sitting/dining room, enjoying a light dual-aspect and Juliet balcony. The kitchen is contemporary in design with integrated fridge/freezer.

The two bedrooms are double in size, with the principal bedroom benefitting from en-suite shower room and built-in wardrobe, whilst there is also a further bathroom, which is also contemporary with shower over. Further benefits include allocated parking for one car, 996 year lease, and remaining NHBC warranty.

Situation

Foundry Lane is just a short walk away from the town and all amenities which include a public library and the pleasant Monkton Park with a nine hole golf course and riverside walks and cycleways. There is convenient pedestrian access to the mainline railway station (London Paddington - approx. 75 minutes). The M4 motorway, the A4 and the A420 offer excellent motor commuting to the major centres of Bath, Bristol, Swindon & London. There is a good choice of private schooling and Chippenham also offers excellent secondary schools and primary schools, together with further education at Wiltshire College.

Council Tax Band; C

Leasehold (995 Years remaining on lease. Ground Rent: £TBC Service Charge: £1651 pa)

Mains Services

Electric Heating

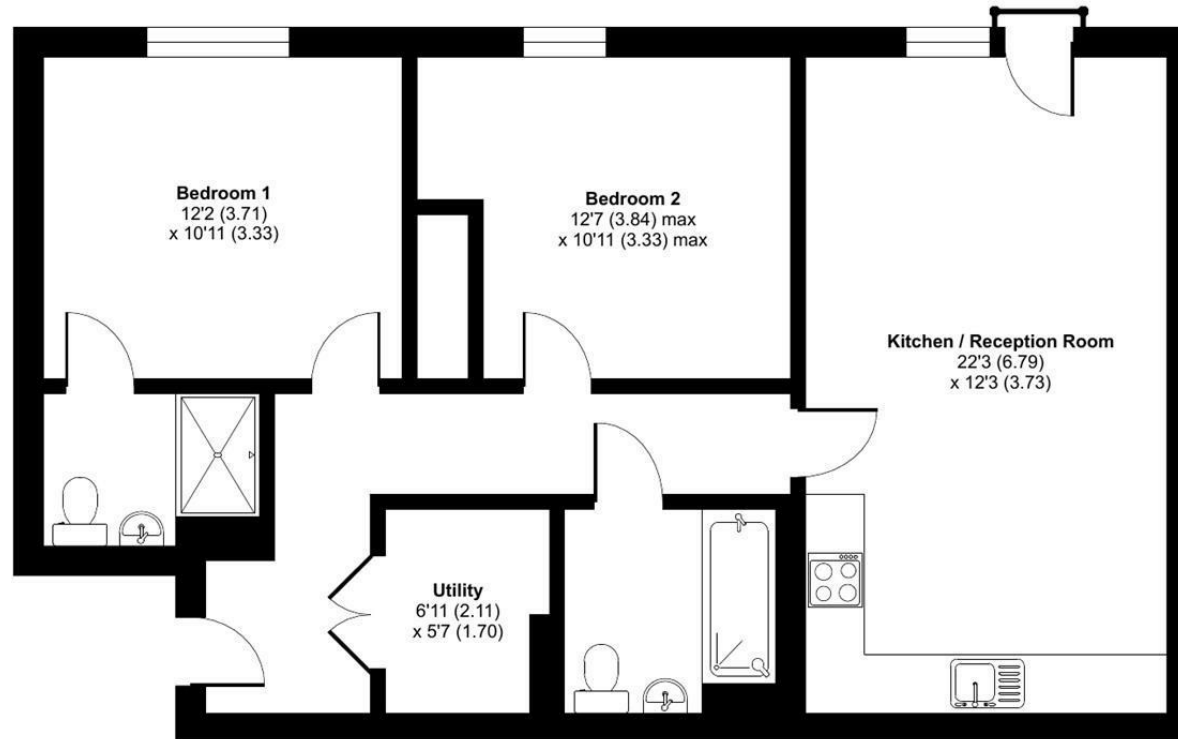
EPC Rating; C



Foundry Lane, Chippenham, SN15

Approximate Area = 807 sq ft / 75 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Strakers. REF: 1330735

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