

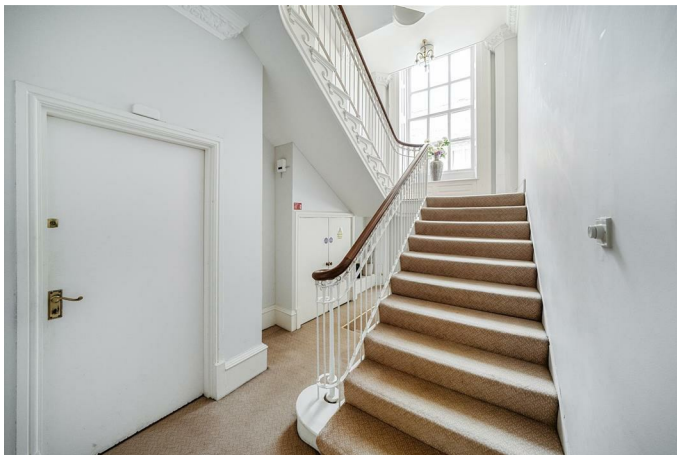


## **Monkton House , Chippenham, SN15 3PE**

**Price Guide £285,000**

SHARE OF FREEHOLD - Located within Monkton Park in the centre of Chippenham, this first floor apartment forms part of the historic Grade II listed Monkton Park House. With views over the park, river it benefits from use of communal gardens and has its own allocated parking. Internally comprising; communal entrance hallway, inner hallway, sitting room, newly fitted kitchen, two bedrooms, bathroom and study space. Offered for sale with NO ONWARD CHAIN.

## Communal Entrance Hall



## Hallway

Front door, store cupboard, cloak cupboard, doors to all rooms.

## Lounge



Four sash windows with window seats, electric wall mounted heater, cast iron fire place and surround (not active)

## Kitchen/Breakfast Room



Sash window, store cupboard, radiator, range of newly fitted floor and wall mounted units, electric oven, electric hob, extractor fan, stainless steel sink and drainer, plumbing for a washing machine, space for a table and chairs.

## Bedroom One



Sash window with window seat and radiator.

## Bedroom Two



Sash window, radiator and fitted bedroom furniture.

## Bathroom



Sash window, window seat, bath, wash hand basin, toilet and wall mounted gas fired boiler.

## Communal Gardens



Generous well maintained and well stocked gardens laid predominantly to lawn with pathways and seating areas. A locked gate gives private access in to Monkton Park.

## Parking

There is allocated parking provided for the property.

## Tenure



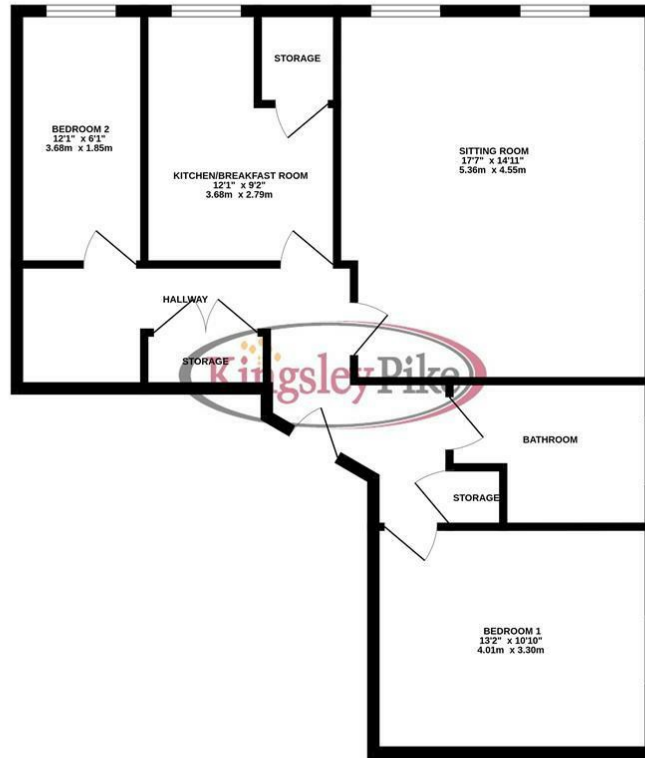
We are advised by the .Gov website that the property is Leasehold. The current lease term is: 125 years from 24/06/1986. Ground rent is £150 per year and the latest service charge is £3655.14 for a 12 month period- As an owner of a flat in the block you will join the management committee. Flat 1 has a 1/8th share of the freehold so the remaining years left on the lease are irrelevant.

## Council Tax

We are advised by the .gov website that the property is band D.

# Floor Plan

GROUND FLOOR  
783 sq.ft. (72.8 sq.m.) approx.

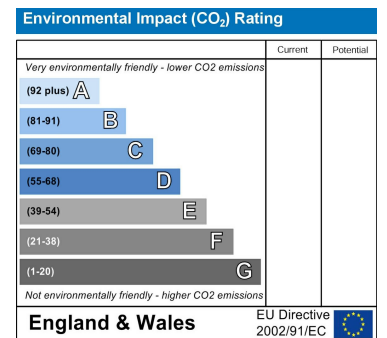
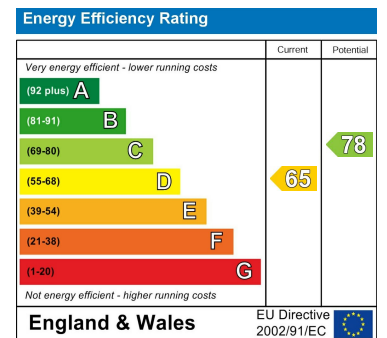


2 BEDROOM FLAT  
TOTAL FLOOR AREA - 783 sq.ft. (72.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.  
Made with Metropix ©2026

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.