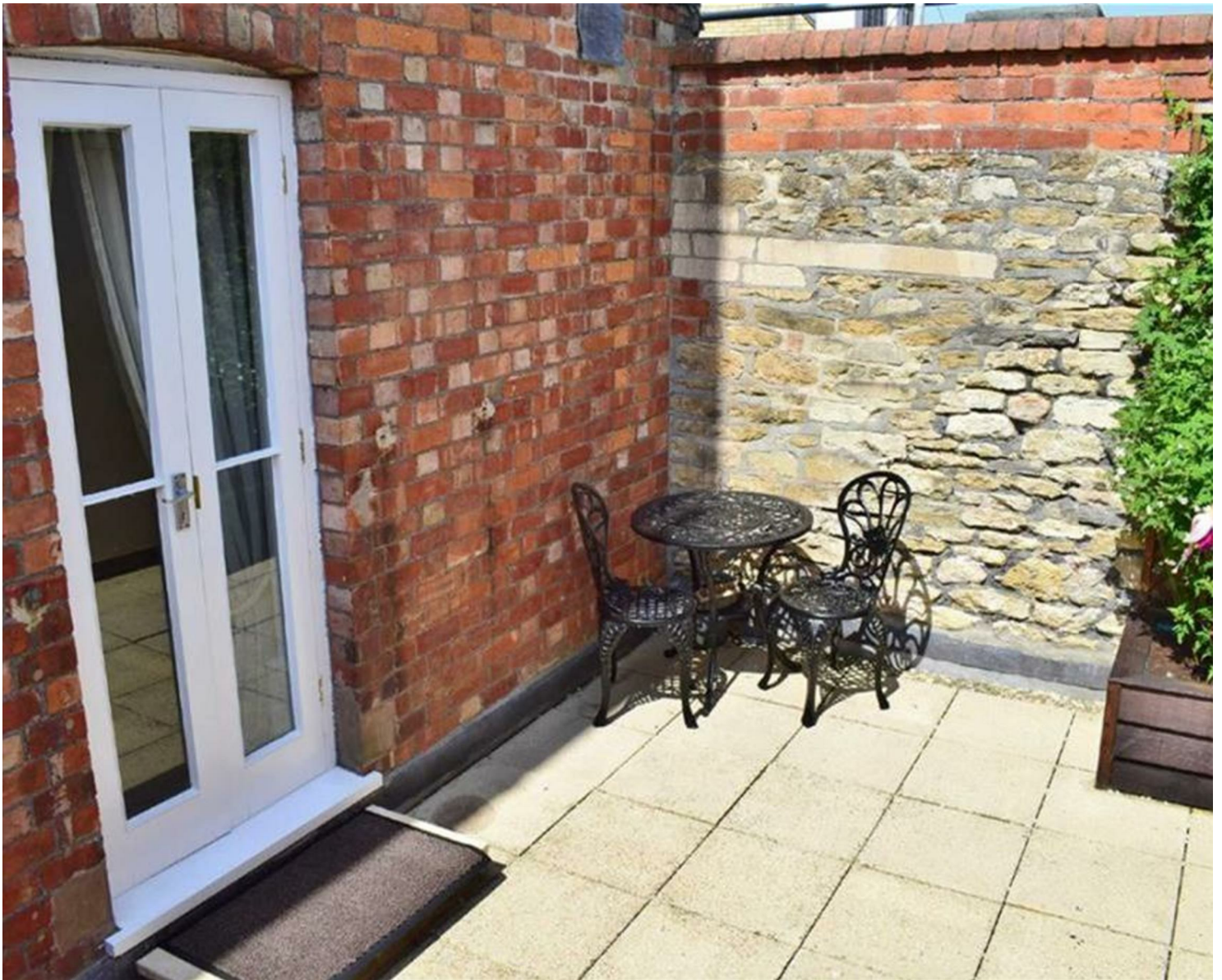


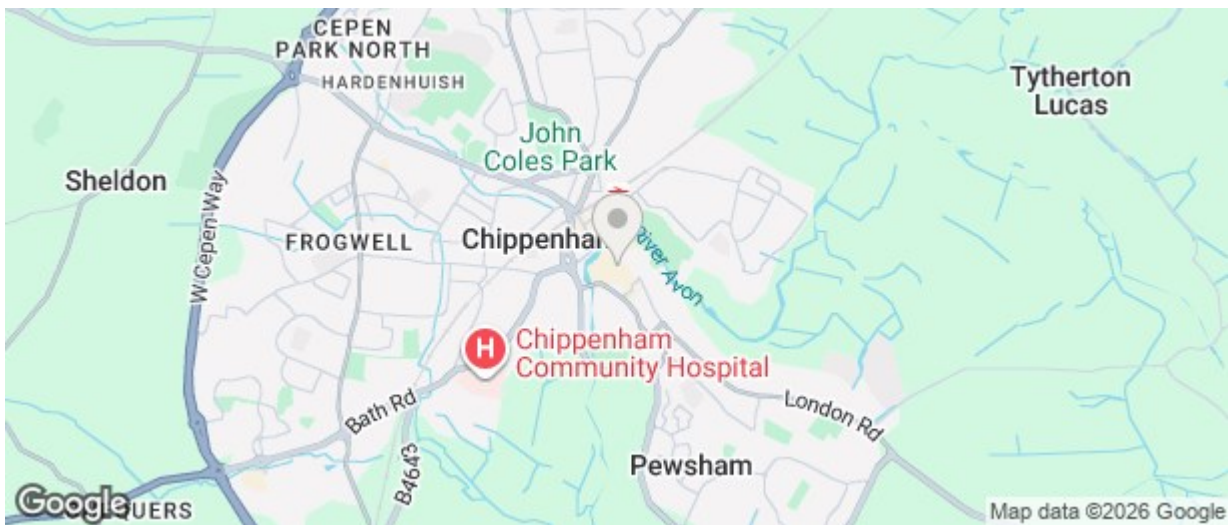
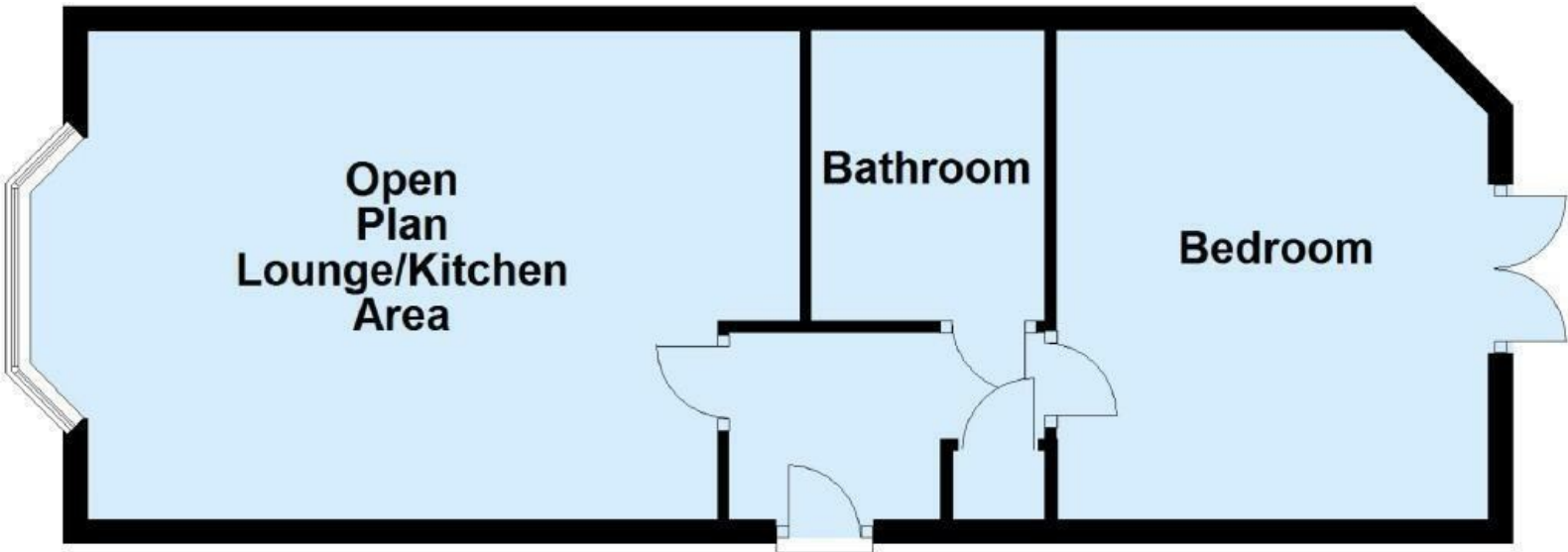


Situated in the heart of Chippenham, this charming one-bedroom period apartment forms part of a converted Grade II listed building and boasts a wealth of character features throughout. The accommodation includes an entrance hall, an open-plan lounge/kitchen, a bathroom, and a spacious double bedroom with French doors opening onto a private courtyard. Offered with no onward chain, this unique property is highly recommended for viewing.

- One Bedroom First Floor Grade II Listed Apartment
- Private Courtyard
- Modern Fitted Kitchen Area
- Close to Parks & Leisure Facilities
- Perfect First Time Buy or Pied-à-terre
- Centrally Located within the Town Centre
- Bay Window to Sitting Room
- Walking Distance to a Choice of Local Amenities
- Ideally Situated for Rail Commuters
- No Onward Chain







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			72
		39	
EU Directive 2002/91/EC			
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <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