



Welcome to this charming two-bedroom first-floor apartment located on Langley Road in the heart of Chippenham. This delightful property boasts a spacious reception room that benefits from a dual aspect, allowing natural light to flood the space and offering lovely views of the surrounding courtyard.

The apartment features two well-proportioned bedrooms. The modern shower room is designed for convenience and ease of use. The property is equipped with electric heating and UPVC double glazing, ensuring warmth and energy efficiency throughout the year.

One of the standout features of this apartment is its central location, providing easy access to local amenities, shops, and transport links, making it an ideal choice for those who appreciate the convenience of town living. Additionally, residents can enjoy the benefits of communal parking, adding to the practicality of this lovely home.

Available for the over 55s, this apartment offers a wonderful opportunity to enjoy comfortable living in a vibrant community. Don't miss the chance to view this delightful property.

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 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

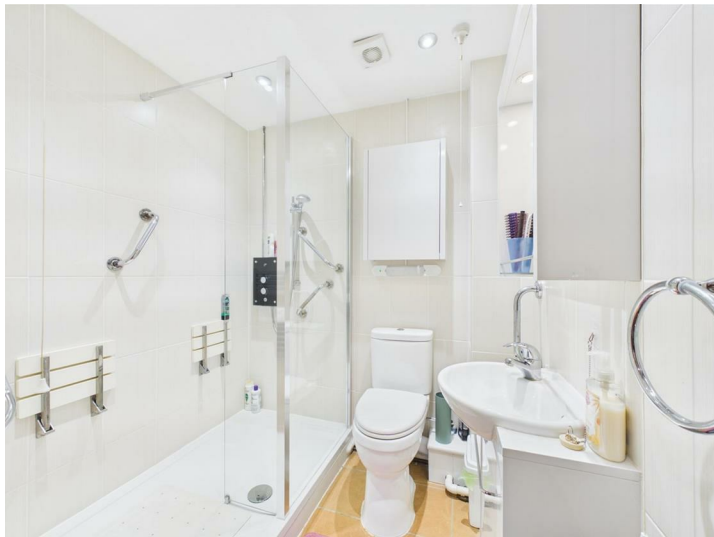
the West Country and the M4 motorway is easily accessed via Junction 17 a few miles north of the town.

Property Information

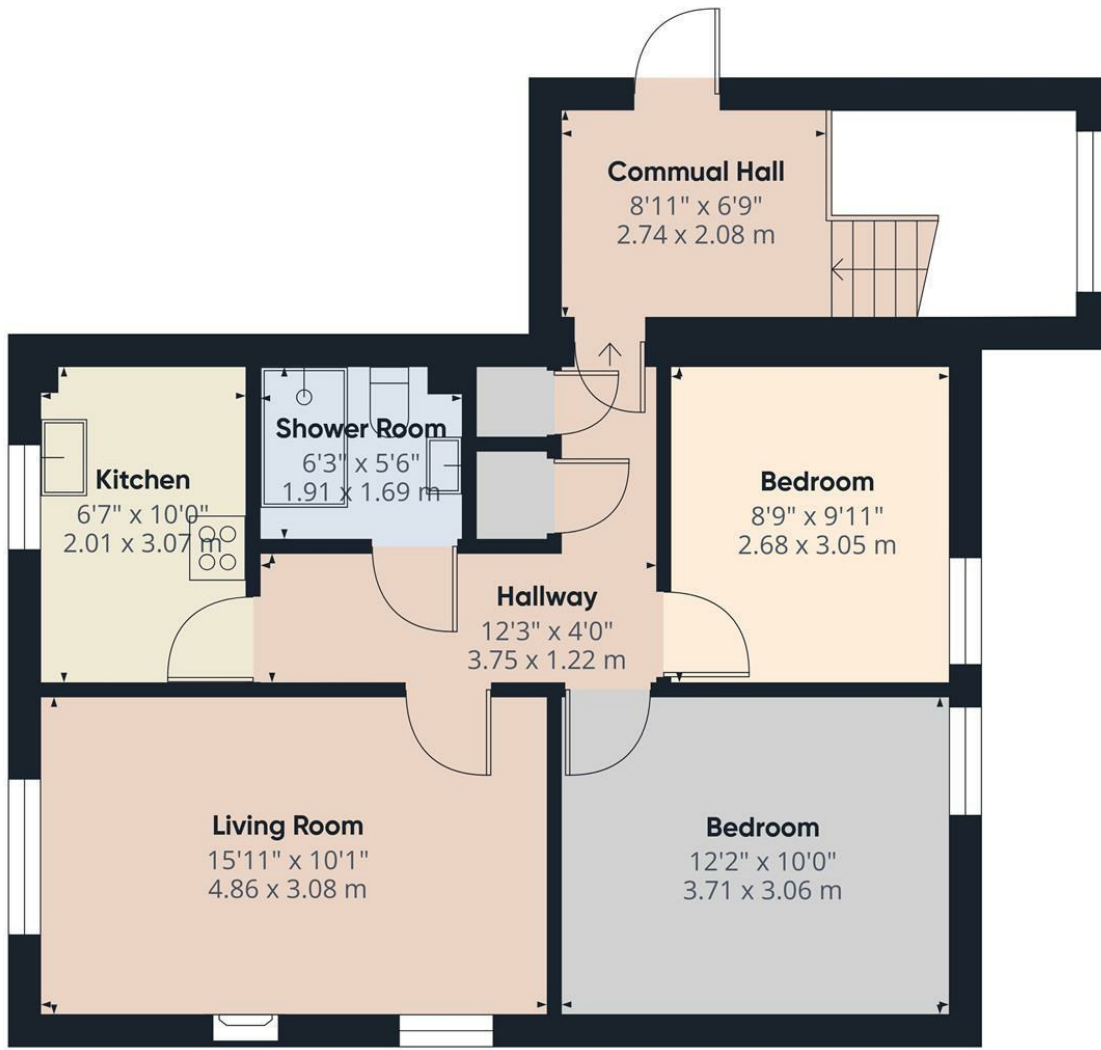
Utilities/Services - Mains Electric, Water & Drainage.

Wiltshire Council Tax - Band B

Tenure - Leasehold Service Charge - £252.62 (for 2026/2027) Length of Lease 82years.







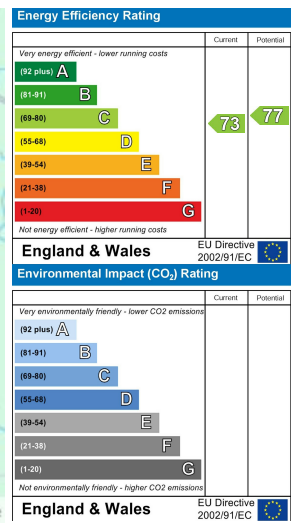
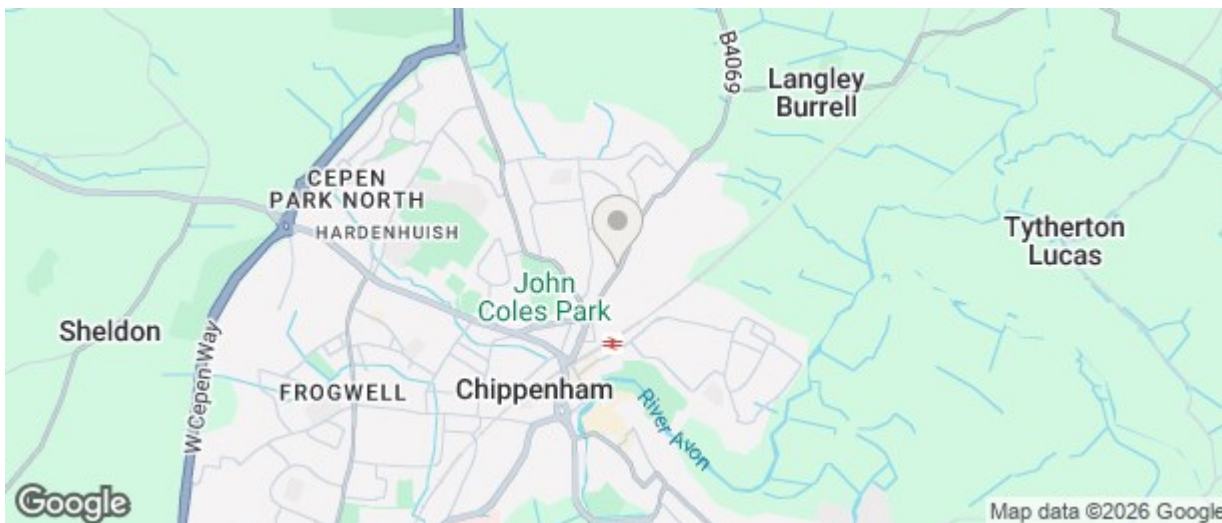
Approximate total area⁽¹⁾

621 ft²
57.7 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.

GIRAFFE360



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