



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

🏠 £245,000

Forming part of the stylish, popular, and newly appointed Crest Nicholson development, is this modern, high quality two bedroom, two bathroom apartment, with allocated parking, only a short walk from Chippenham railway station and town centre.

- First Floor Apartment, Town Centre Location
- Beautifully-Presented Throughout
- Spacious and Modern Accommodation
- Contemporary Kitchen & Bathrooms
- Two Double Bedrooms
- En-Suite Shower Room & Separate Family Bathroom
- 125 Year lease & NHBC Warranty Remaining
- Perfect First Time Purchase
- Newly Established Crest Nicholson Development

🏠 Leasehold

🏠 EPC Rating C



A fantastic opportunity to purchase a contemporary two bedroom apartment, situated only a short walk from Chippenham railway station and town centre, forming part of the stylish, popular, and newly appointed Crest Nicholson development. The accommodation is spacious, modern and of a superb specification, making it the perfect first time purchase.

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. The two bedrooms are double in size, with the principal bedroom benefitting from en-suite shower room and built-in wardrobes, whilst there is also a further family bathroom, with shower over.

Further benefits include allocated parking for one car.

#### **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.

#### **Property Information**

Council Tax Band; C

Leasehold (120 Years remaining on Lease. Ground Rent: £0, Service Charge: £155.88 pcm)

Lease Management Fee: £26.30 pcm

Mains Electricity, Water & Drainage

Electric Heating

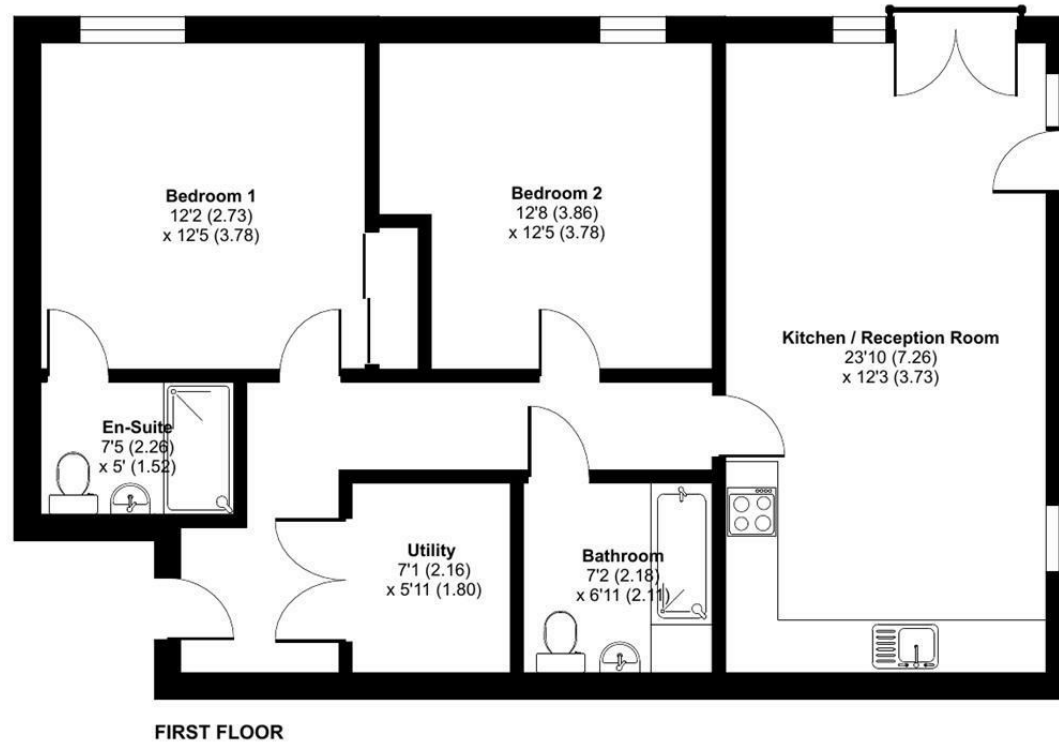
EPC Rating; C



# Foundry Lane, Chippenham, SN15

Approximate Area = 877 sq ft / 81.5 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). © ntechcom 2026. Produced for Strakers. REF: 1417762

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