



This stylish and well-maintained two-bedroom first-floor apartment offers an exceptional opportunity for both commuters and first-time buyers alike. Ideally positioned for convenient access to both road and rail links, the property also benefits from its own allocated parking space.

The accommodation is thoughtfully arranged, beginning with a welcoming communal entrance leading into a hallway. The bright and spacious sitting/dining room provides a perfect setting for relaxation or entertaining, complemented by a modern, well-appointed fitted kitchen. Two comfortable bedrooms and a contemporary shower room complete the interior.

Externally, the property enjoys the added convenience of an allocated parking space, while its location places you within easy walking distance of the town's amenities and the beautiful open spaces of John Coles Park.

For commuters, the apartment is superbly situated with excellent access to the M4 (Junction 17), A420, and A4 Bath Road, making travel to nearby towns and cities straightforward.

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 itself 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

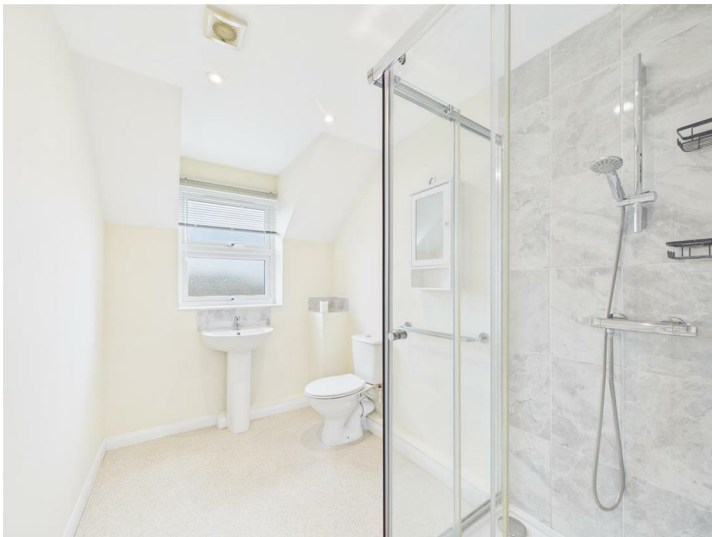
Utilities/Services - Mains Electric, Water & Drainage, Electric Heating

Wiltshire Council Tax - Band A

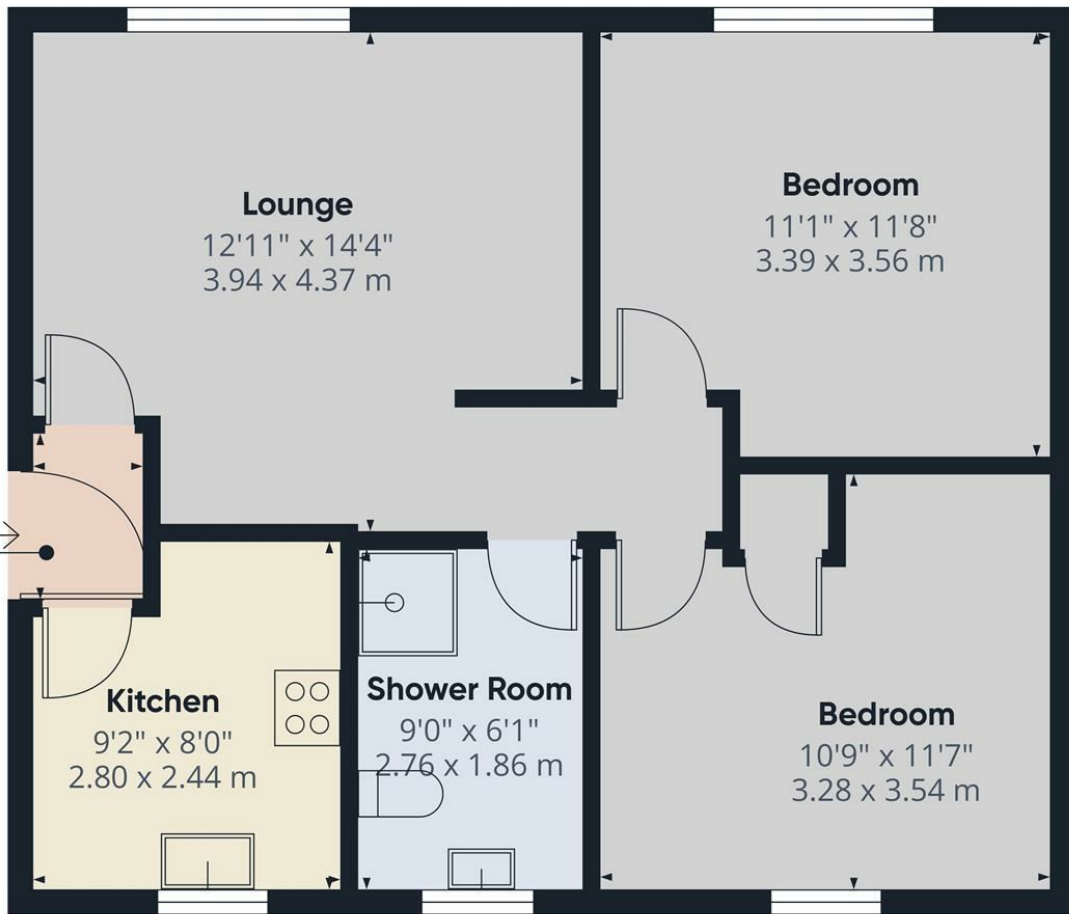
Tenure - Leasehold

Service Charge - Estimated service charge £600 per annum

Lease Length - 999 Years







Approximate total area⁽¹⁾
564 ft²
52.4 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.

GIRAFFE 360



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 EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(81-91) A		
(69-80) B		
(55-68) C		
(39-54) D		
(21-38) E		
(1-20) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ 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