



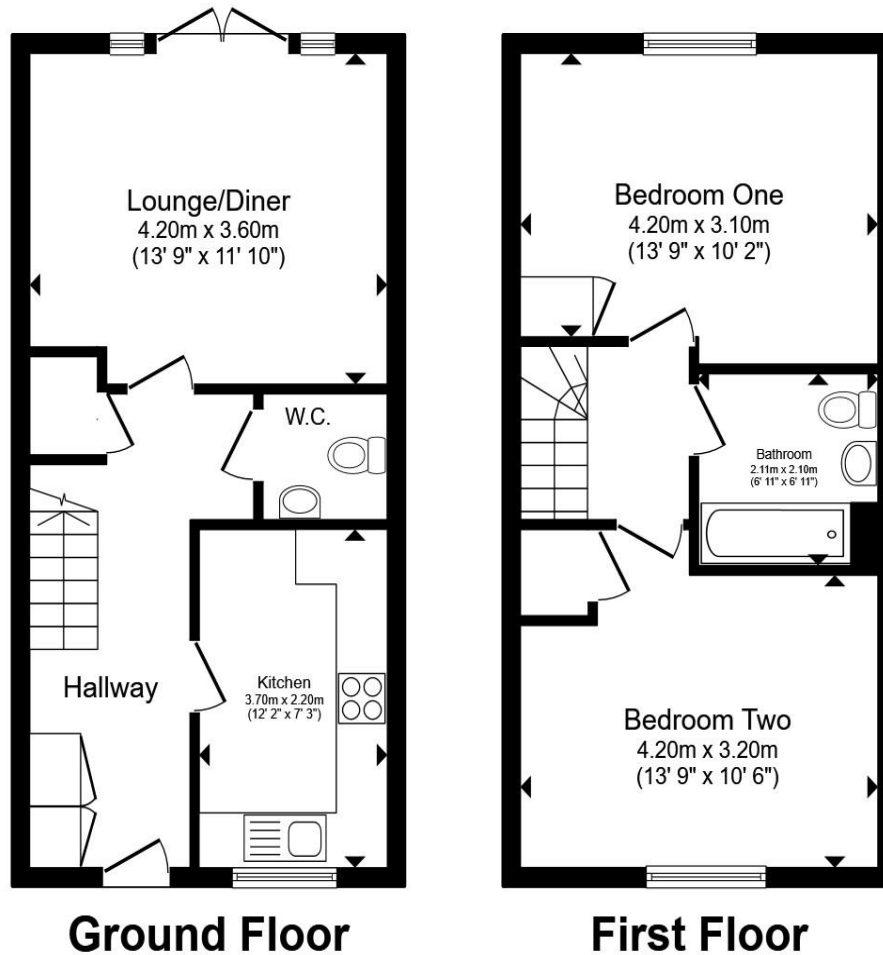
Cranbrook Close, Patterdown, Chippenham, SN15 2GG

welcome to

Cranbrook Close, Patterdown Chippenham

Brand new shared ownership home from just 10%! Featuring two double bedrooms, modern kitchen, EV charger, garden and parking. A fantastic opportunity to get on the property ladder. "Buyers must have a local connection to the Wiltshire Council area through residency, employment or family."





Total floor area 74.8 m² (805 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Location

The Redcliffe development is ideally positioned on the eastern side of Chippenham, offering excellent access to local amenities, schools, and transport links. Chippenham town centre provides a wide range of shops, restaurants, cafés, and leisure facilities, whilst the mainline railway station offers regular services to London Paddington, Bristol, and Bath. The nearby M4 motorway (Junction 17) makes this an excellent location for commuters. Surrounded by beautiful Wiltshire countryside, residents can also enjoy a variety of walking routes, parks, and nearby villages, combining modern living with a convenient and well-connected setting.

Entrance Hall

Cloakroom

Kitchen

Lounge/Diner

Landing

Bedroom One

Bedroom Two

Bathroom

Garden

Allocated Parking

Ev Charger

Agents Note

Council tax bands are often not released until the property is complete.

Exterior images are digitally representations of this home and are indicative only. Interior images are digitally dressed representations from a similar development and are indicative only.

Shared Ownership Information

PRICING & AFFORDABILITY

Full Market Value: £330,000.00

10% Share Price: £33,000.00 (rent £680.63 pcm)

20% Share Price: £66,000.00 (rent £605.00 pcm)

25% Share Price: £82,500.00 (rent £567.19 pcm)

30% Share Price: £99,000.00 (rent £529.38 pcm)

40% Share Price: £132,000.00 (rent £453.75 pcm)

Indicative Service Charge: £26.00 pcm

Indicative Wiltshire Council Service Charge:

£17.00

welcome to

Cranbrook Close, Patterdown Chippenham

- Shared Ownership available from just 10%
- Brand new two-bedroom home on the popular Redcliffe development
- Spacious living room and modern fitted kitchen with built-in oven & extractor hood
- Electric vehicle charging point for added convenience and future-ready living
- Enclosed rear garden and allocated parking

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 312.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Oct 2026. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£33,000



view this property online allenandharris.co.uk/Property/CHP112128



Property Ref:
CHP112128 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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