



Nestled in the sought-after residential area of Barley Leaze, Chippenham, this charming one-bedroom apartment offers a delightful living experience. The property features a spacious lounge that seamlessly integrates with the kitchen area, creating an inviting space perfect for relaxation and entertaining.

The apartment boasts a well-appointed bedroom and a modern bathroom, ensuring comfort and convenience for its occupants. With double glazing throughout, the flat benefits from excellent insulation, keeping it warm and quiet. The electric heating system adds to the ease of living, providing warmth during the cooler months.

For those with vehicles, the property includes parking, along with the added advantage of a garage, making it ideal for residents who require extra storage or a secure parking solution.

This apartment is perfect for individuals or couples seeking a cosy home in a vibrant community. With its prime location in Chippenham, residents will enjoy easy access to local amenities, transport. Don't miss the opportunity to make this delightful flat your new home.

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 - Water & Drainage, Electric Heating

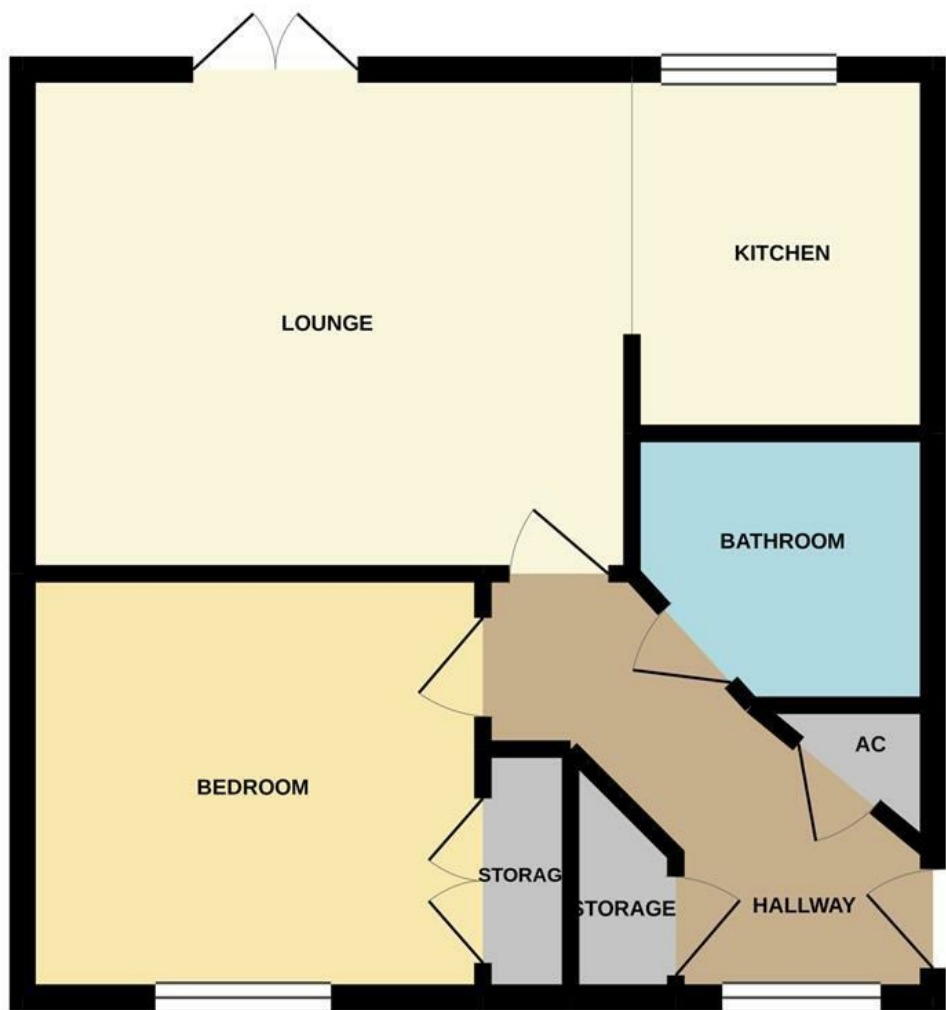
Wiltshire Council Tax - Band A

Tenure - Leasehold 125 year lease with 105 years remaining. Service Charge & Ground Rent £94.04 per month paid six monthly.





GROUND FLOOR
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 426 sq.ft. (39.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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		
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