



Nestled in the heart of Chippenham, this first-floor one-bedroom retirement apartment on Charter Road offers a wonderful opportunity for those seeking a comfortable and convenient living space.

The apartment is equipped with electric heating and double glazing, ensuring a warm and cosy atmosphere throughout the year. While the property is in need of some updating, it presents a blank canvas for you to personalise and make your own. The shower room and kitchen are functional, and the communal areas are well-maintained, fostering a sense of community among residents.

One of the standout features of this apartment is the access to delightful communal gardens, where you can enjoy the outdoors and socialise with neighbours. Additionally, the availability of communal washing machines adds to the convenience of daily living.

Situated in a central location, this retirement apartment is close to local amenities, making it easy to access shops, cafes, and other essential services. This property is ideal for those looking to embrace a relaxed lifestyle in a friendly community. Don't miss the chance to view this promising apartment and envision the potential it holds for your future.

## 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

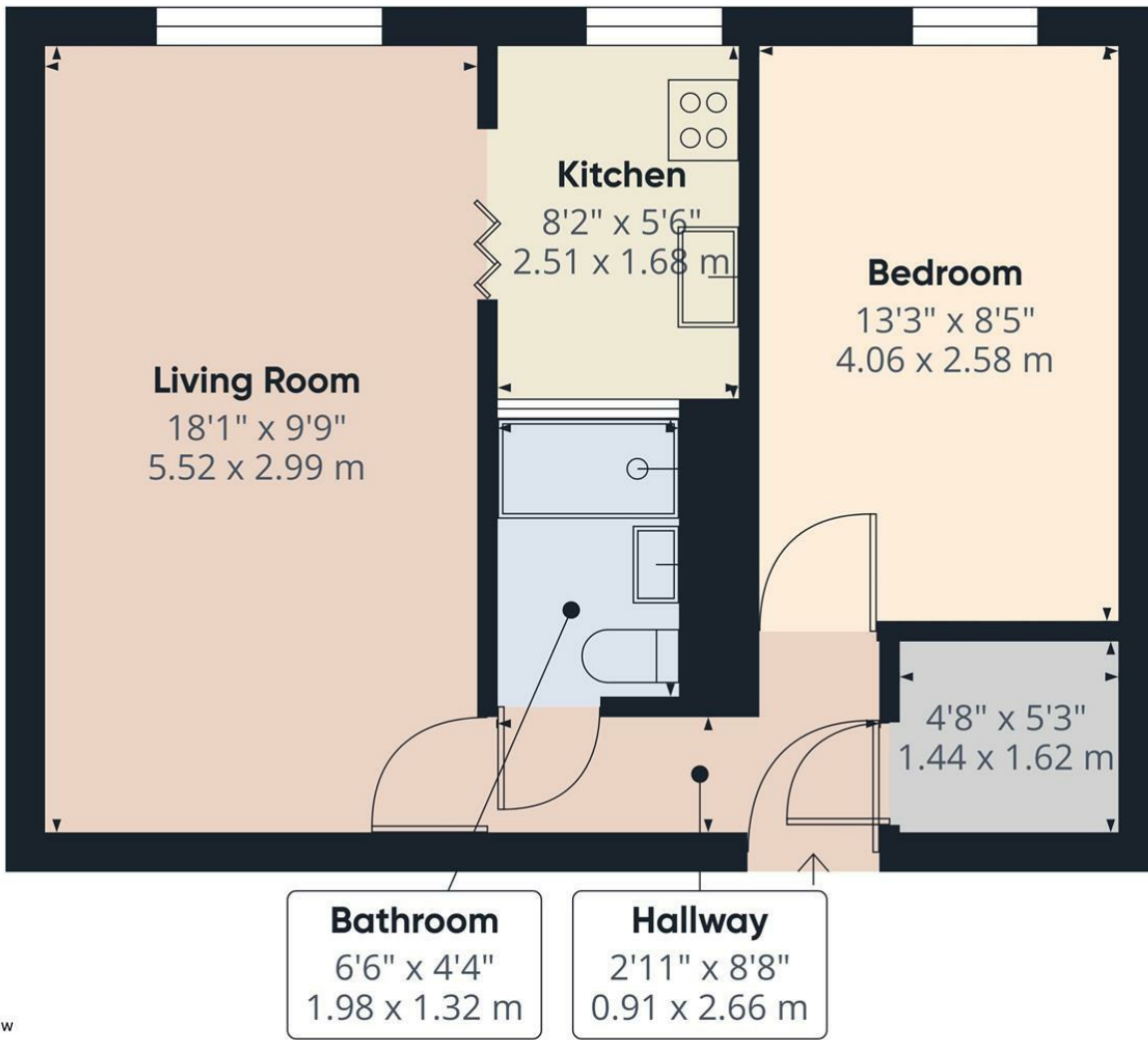
Utilities/Services - Mains Electric, Water & Drainage.

Wiltshire Council Tax - Band A

Tenure - Leasehold - Service Charge TBC







Approximate total area<sup>(1)</sup>

426 ft<sup>2</sup>  
39.6 m<sup>2</sup>

(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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> 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