

Welcome to this spacious two double bedroom ground floor apartment located in the desirable Gainey Gardens. This property offers a perfect blend of comfort and convenience, making it an ideal choice for both first-time buyers and those looking to downsize.

The open plan kitchen and living space, perfect for entertaining guests or enjoying a quiet evening at home. The modern kitchen is well-equipped, providing ample storage and workspace for all your culinary needs.

The master bedroom features an en suite bathroom, offering a private retreat for relaxation. The second double bedroom is generously sized, making it suitable for guests, a home office, or a growing family. In addition to the en suite, there is a main bathroom that is stylishly appointed, ensuring convenience for all residents.

The property benefits from UPVC double glazing and gas central heating, ensuring a warm and energy-efficient home throughout the year. Furthermore, the apartment comes with designated parking, a valuable asset in this

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

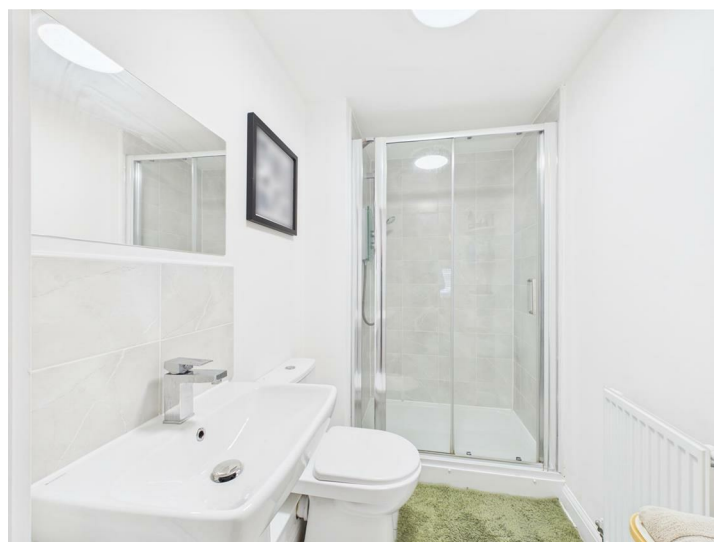
the West Country and the M4 motorway is easily accessed via Junction 17 a few miles north of the town.

Property Information

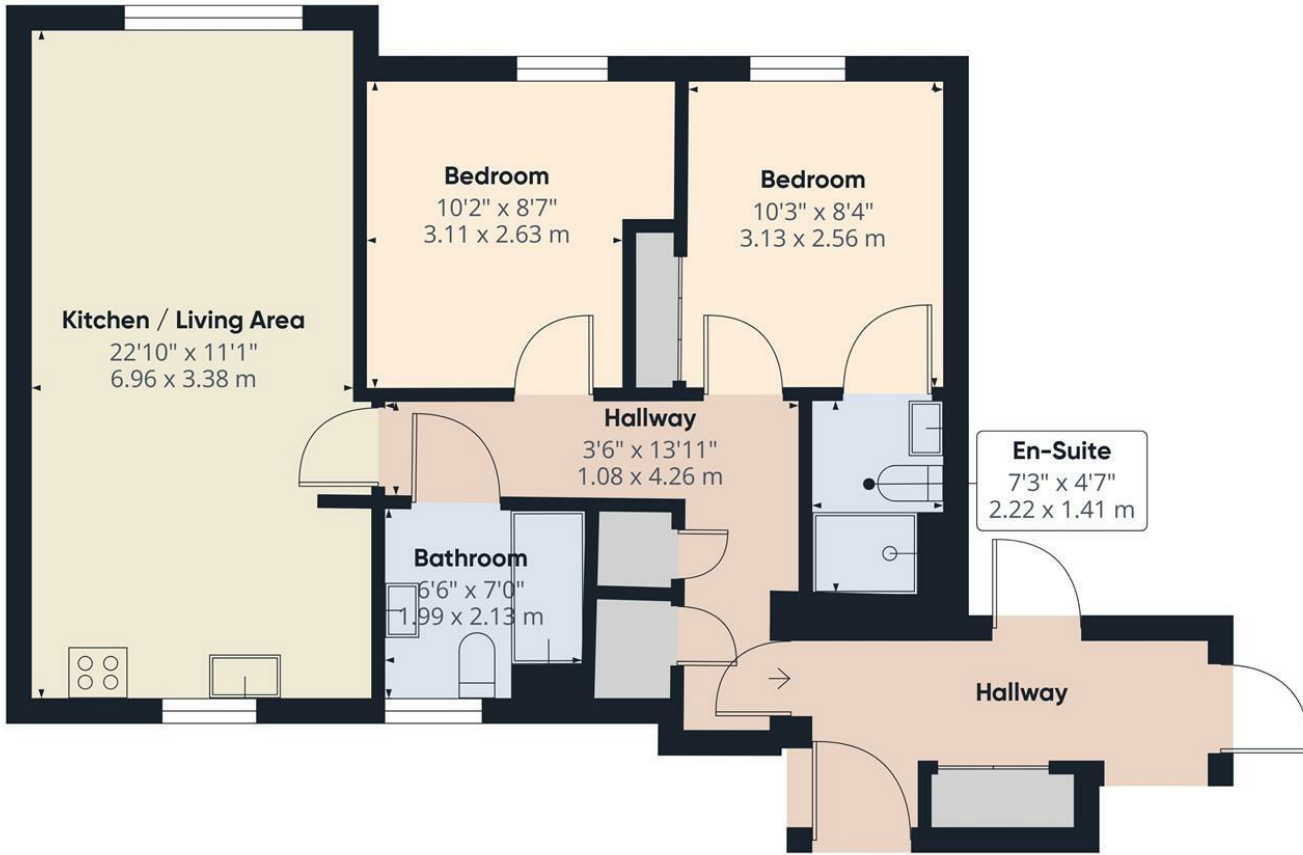
Utilities/Services - Electric, Water & Drainage, Gas Central Heating

Wiltshire Council Tax - Band B

Tenure - Leasehold Service Charge & Ground Rent - £1462.50 (for 2026/2027) Length of Lease xxx years from 2021 (120 years remaining in 2026)





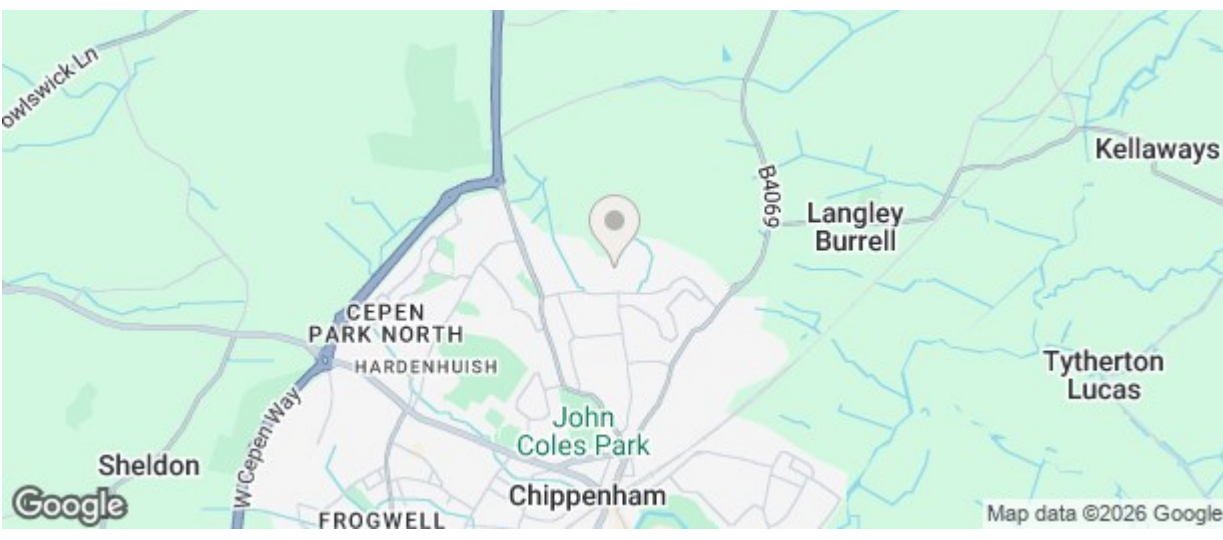


Approximate total area⁽¹⁾
638 ft²
59.2 m²

(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		
	83	83
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) 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