



Nestled in the charming Chapel Mews, this delightful Grade II one-bedroom apartment offers a unique blend of modern living within a period setting. Housed in a former schoolhouse with secure entrance to the flats and courtyard, the property was converted in 2003 and is beautifully presented, showcasing light and airy rooms that create a welcoming atmosphere.

The apartment features a well-appointed reception room with large curved feature window, perfect for relaxation or entertaining guests. The bedroom is spacious and comfortable, providing a serene retreat at the end of the day. The bathroom is thoughtfully designed, ensuring convenience and style.

One of the standout features of this property is its prime location. Situated in the heart of Central Chippenham, you will find the town centre right on your doorstep, offering a variety of shops, cafes, and amenities. Despite its central position, the apartment is tucked away from the hustle and bustle of the main high street, providing a peaceful sanctuary.

## 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, Gas Central Heating

Wiltshire Council Tax - Band B

Visitors Parking available.

Tenure - Leasehold

Service Charge - £883.97 every six months. Ground Rent - £66.00 every six months (for 2024/2025) Length of Lease 999 years from 2003 (977 years remaining in 2025)





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

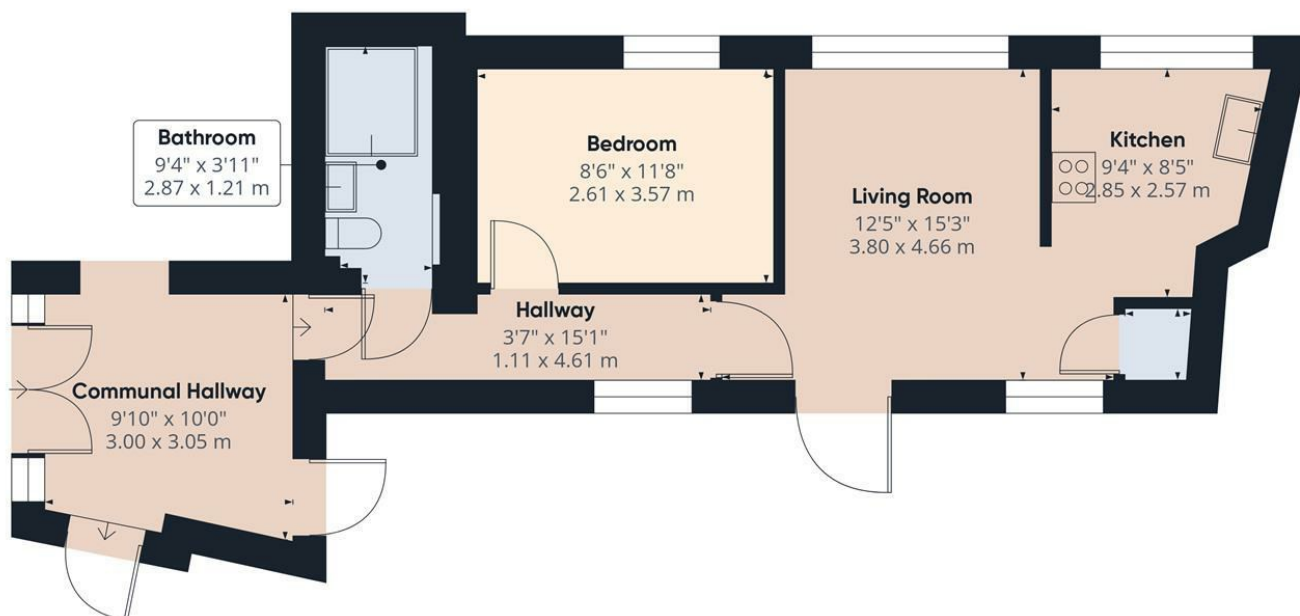
526 ft<sup>2</sup>

48.8 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.

GIRAFFE360



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