OVER 30 YEARS OF MOVING PEOPLE

ATWELL MARTIN ESTATE AGENTS







27a Park Lane, Chippenham

Guide price £150,000

Located on the ground floor, this attractive two-bedroom apartment offers comfortable, low-maintenance living in a highly convenient setting. Perfectly suited to commuters, the property benefits from excellent transport links and the added advantage of an allocated covered parking space.

With its own entrance. The open plan living space is light and inviting, providing ample room for both lounging and dining, while the kitchen is fitted with a range of modern units.

There are two well-proportioned bedrooms, ideal for a variety of living arrangements, along with a neatly presented wet room.

Outside, the property includes a designated undercover parking space. The location is a real highlight, with local shops, amenities, and green spaces such as John Coles Park all within easy reach. For those travelling further afield, the M4 (Junction 17), A420, and A4 Bath Road are all easily accessible.

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, Electric Heating

Wiltshire Council Tax - Band A

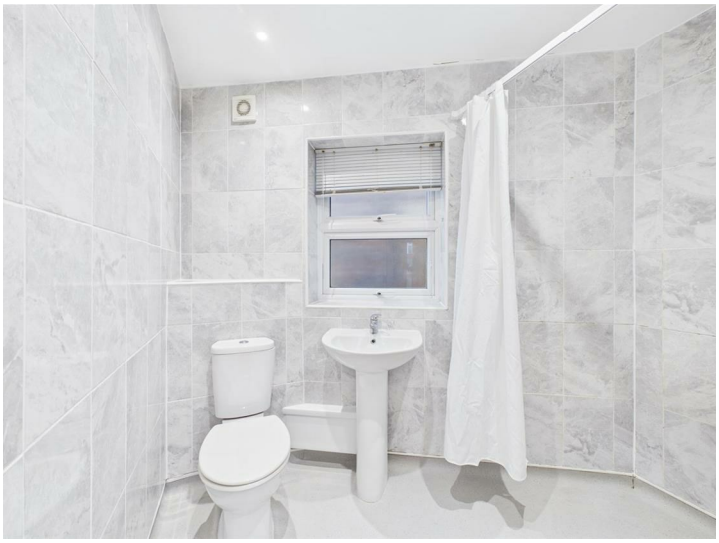
Tenure - Leasehold
Service Charge - Estimated service charge £1024.11 per annum
Lease Length - 999 Years



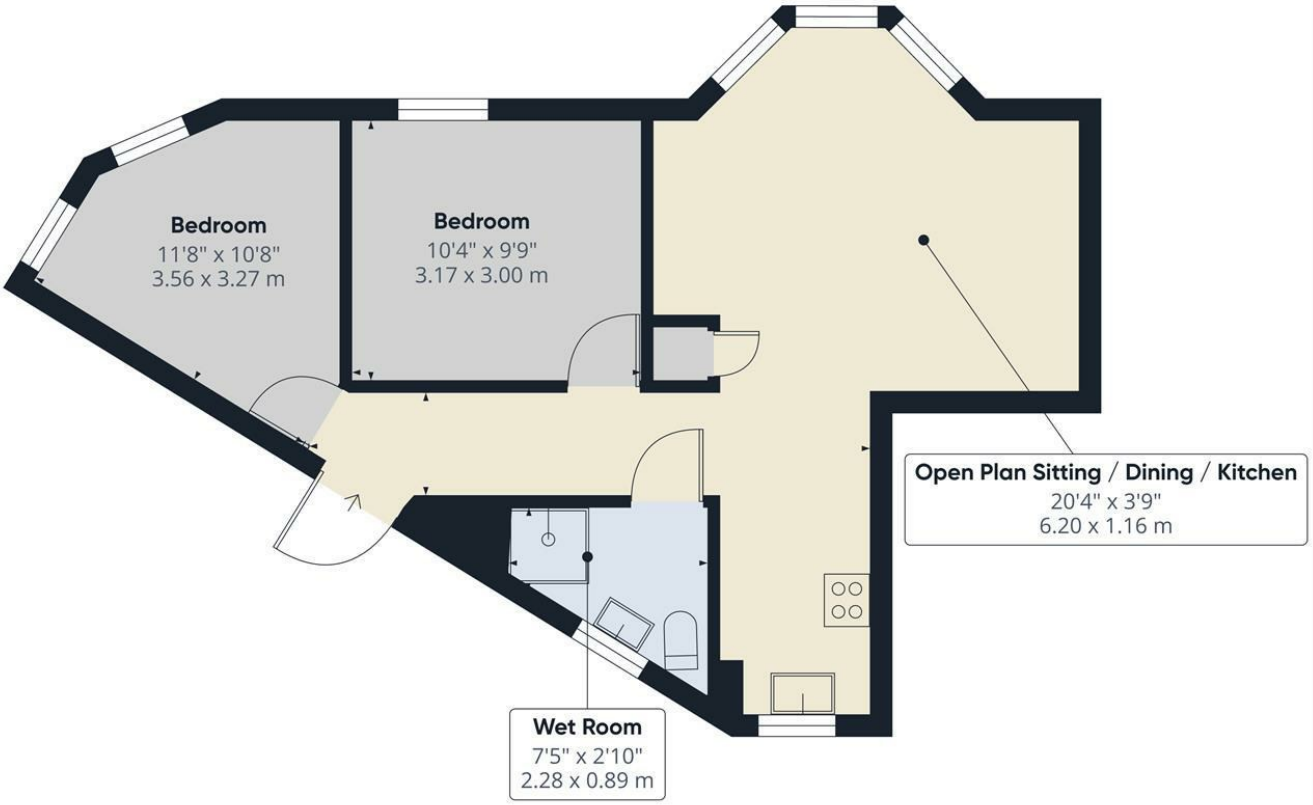


ATWELL MARTIN
ESTATE AGENTS









Approximate total area(1)

533 ft²

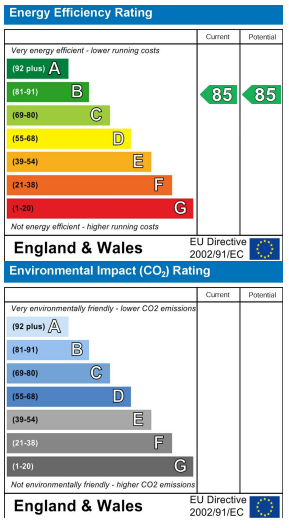
49.6 m²

(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.

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

chippenham@atwellmartin.co.uk

Tel: 01249 447777