



Welcome to this stylish one-bedroom apartment located on Foundry Lane in the heart of Chippenham. This delightful flat offers a perfect blend of comfort and convenience, making it an ideal choice for individuals or couples seeking a modern living space.

As you enter, you are greeted by a spacious lounge and dining area that provides an inviting atmosphere for relaxation and entertaining. The open-plan design seamlessly connects to the kitchen, creating a functional space that is both practical and aesthetically pleasing. The apartment is designed to maximise natural light, ensuring a bright and airy feel throughout.

The double bedroom is generously sized, offering a peaceful retreat for rest and relaxation. The well-appointed bathroom features modern fixtures, providing a comfortable space for your daily routines.

One of the standout features of this property is its prime location. Situated close to the train station, commuting to nearby towns and cities is effortless. Additionally, you will find a variety of local amenities within easy reach,

## 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

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

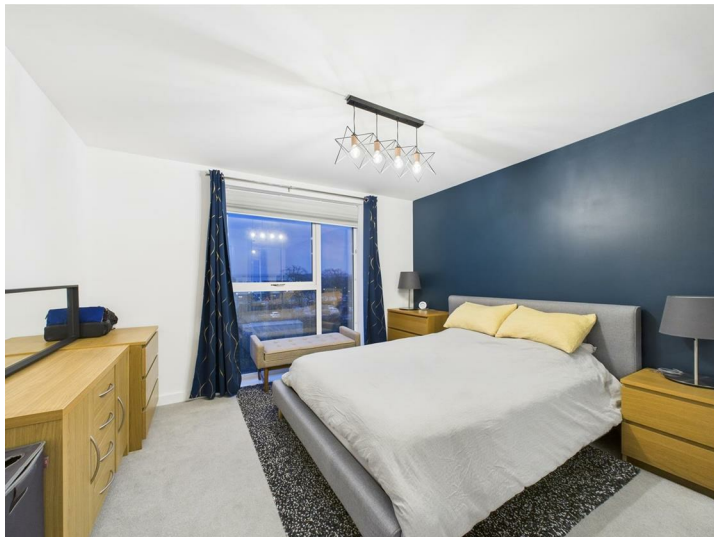
## Property Information

Wiltshire Council Tax - Band B

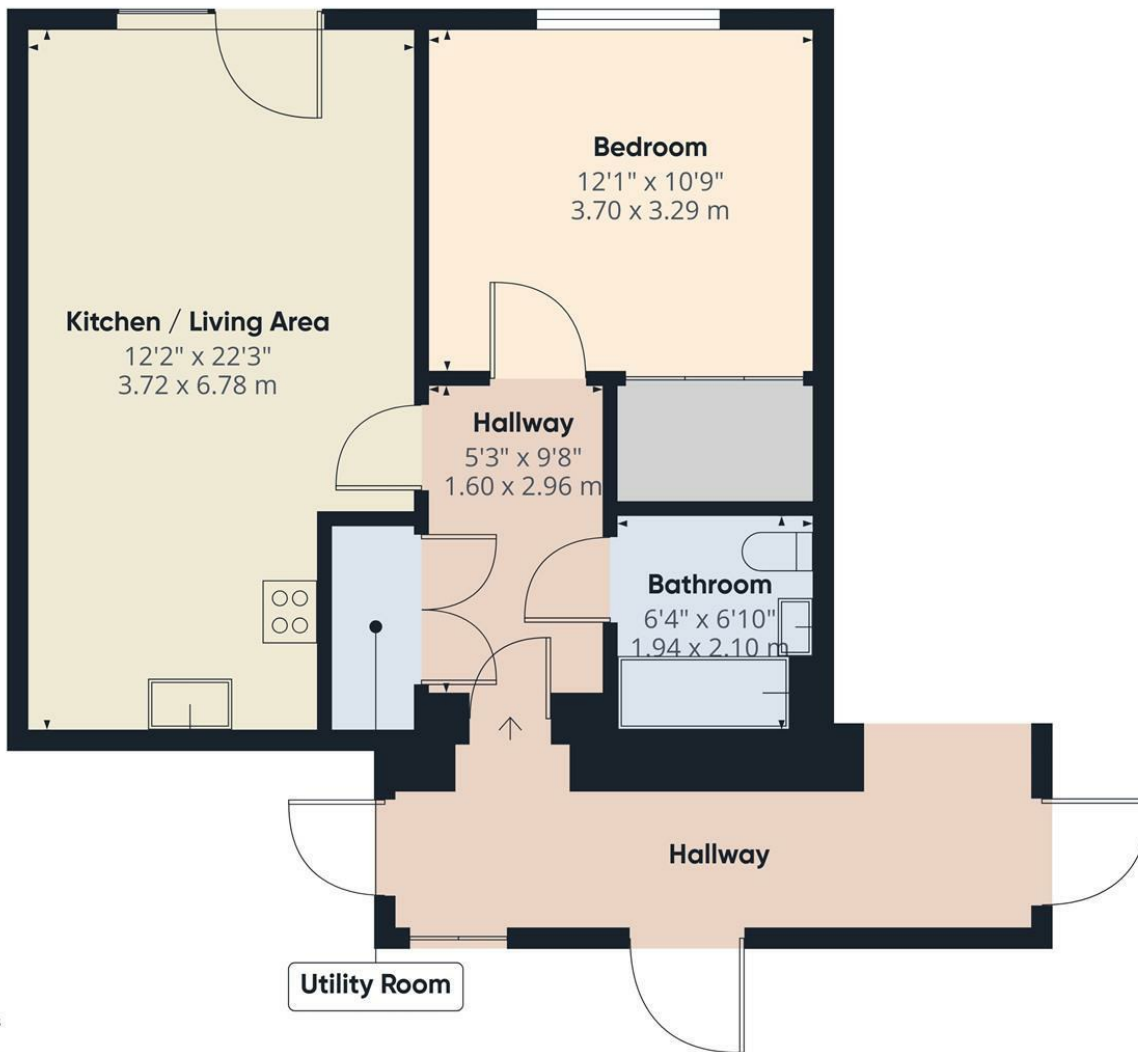
## Situation - Chippenham

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

Tenure - Leasehold Service Charge - £1350 (for 2021/2022) Length of Lease 995 years from 2021





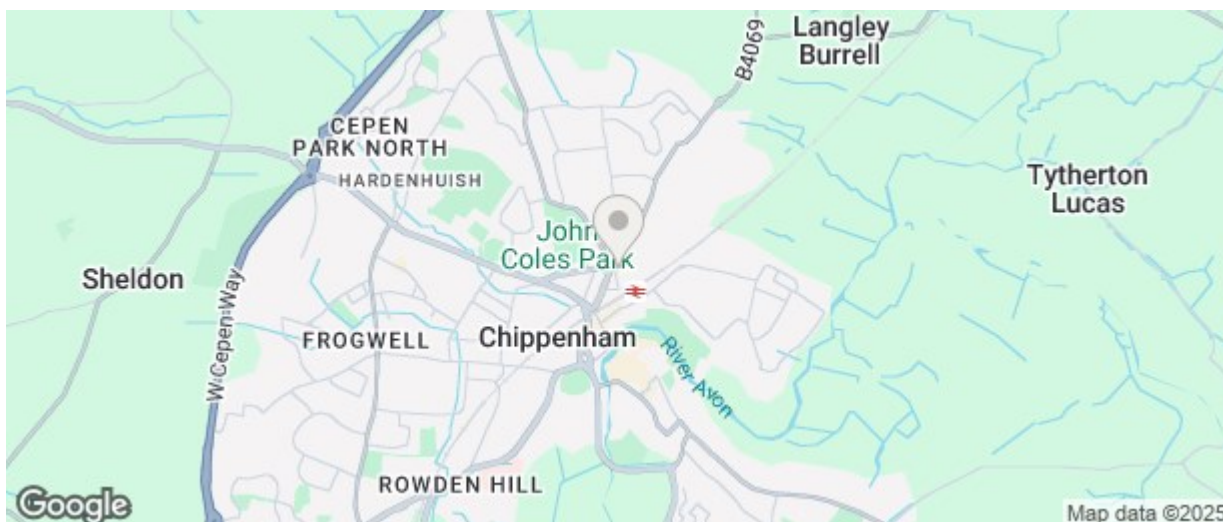


**Approximate total area<sup>(1)</sup>**  
521 ft<sup>2</sup>  
48.3 m<sup>2</sup>

(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



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>	79	79
(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		
<b>England &amp; Wales</b> 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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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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