



Nestled in the heart of Chippenham, this stylish two-bedroom first-floor apartment on St Mary's Street offers a perfect blend of modern living and charming character. As you enter, you are welcomed into a good-sized living room, where exposed beams add a touch of warmth and character to the space, creating an inviting atmosphere for relaxation or entertaining guests.

The apartment features a contemporary kitchen, equipped with modern appliances, making it ideal for those who enjoy cooking. The bathroom is equally modern, providing a comfortable and stylish space for your daily routines. With two bedrooms, this property is perfect for couples, or individuals seeking a comfortable home in a vibrant location.

One of the standout features of this property is its prime town centre location. You will find a variety of local shops and amenities within walking distance, ensuring that everything you need is just a short stroll away. Whether you fancy a leisurely coffee, a spot of shopping, or dining out, the conveniences of town life are at your fingertips.

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

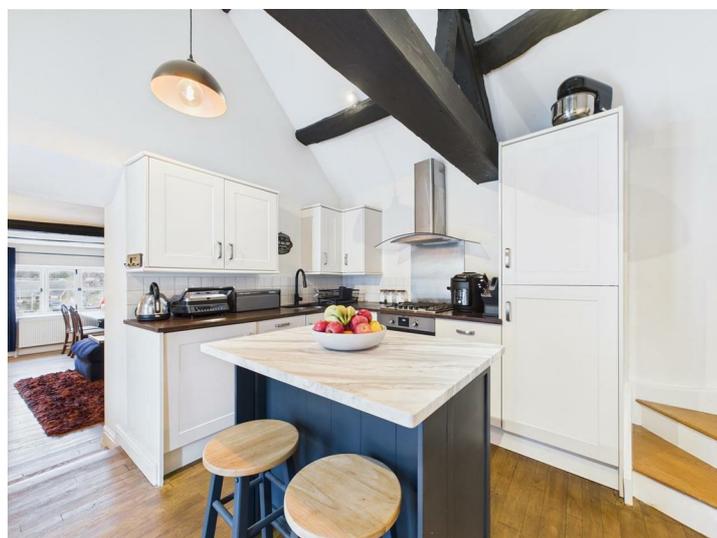
the West Country and the M4 motorway is easily accessed via Junction 17 a few miles north of the town.

Property Information

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

Wiltshire Council Tax - Band B

Tenure - Leasehold - The ground rent is £250 per annum and that will not increase due to a deed of variation on the lease - According to the lease, the term is 125 years from 1st January 2005, so remaining years will likely be 104 by next year (January 2026) - The annual service charges between 1st Jan 2025 and 31 Dec 2025 is £1450.







Approximate total area¹⁾
649 ft²
60.3 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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		
	62	76
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