



Nestled in the sought-after residential area of Barley Leaze, Chippenham, this well-presented two-bedroom first-floor apartment offers a delightful living experience. The property boasts a lovely light open-plan lounge and kitchen area, perfect for both relaxation and entertaining.

The apartment features two generously sized double bedrooms, ensuring ample space for comfort. The updated en suite bathroom, along with an additional bathroom, provides modern conveniences for everyday living. The property is equipped with UPVC double glazing, enhancing energy efficiency and noise reduction, while electric heating ensures warmth throughout the colder months.

For those in need of extra storage, a single garage is included, providing a practical solution for your belongings. This charming apartment is ideal for first-time buyers, investors, or those looking to downsize, all while being conveniently located near local amenities and transport links.

In summary, this property combines modern living with a desirable location, making it a fantastic opportunity for anyone looking to settle in Chippenham.

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

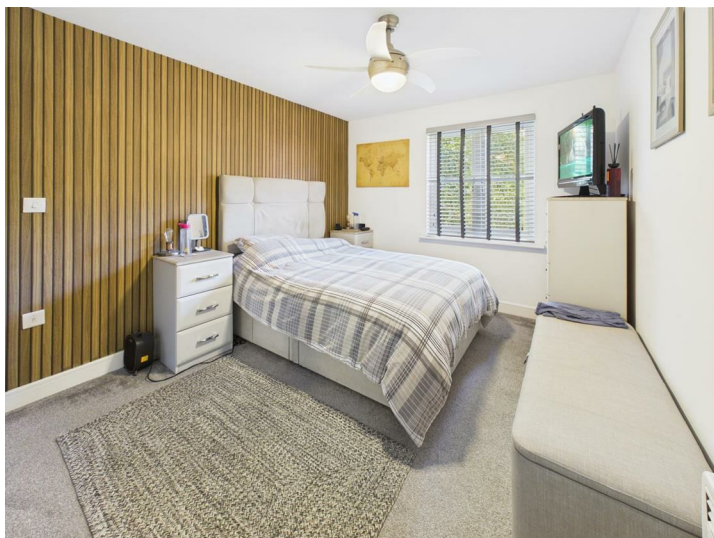
the West Country and the M4 motorway is easily accessed via Junction 17 a few miles north of the town.

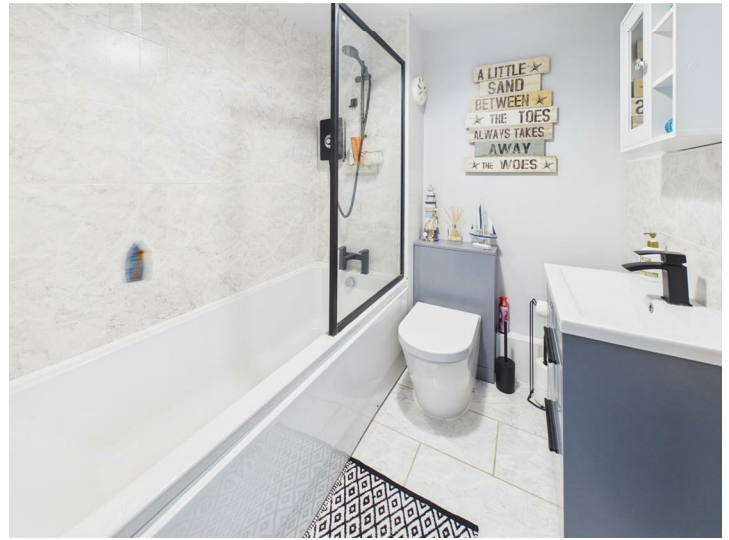
Property Information

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

Wiltshire Council Tax - Band B

Tenure - Leasehold Service Charge - £617.13 Ground Rent - £75.00 Every Six Months. Length of Lease 106 Years.





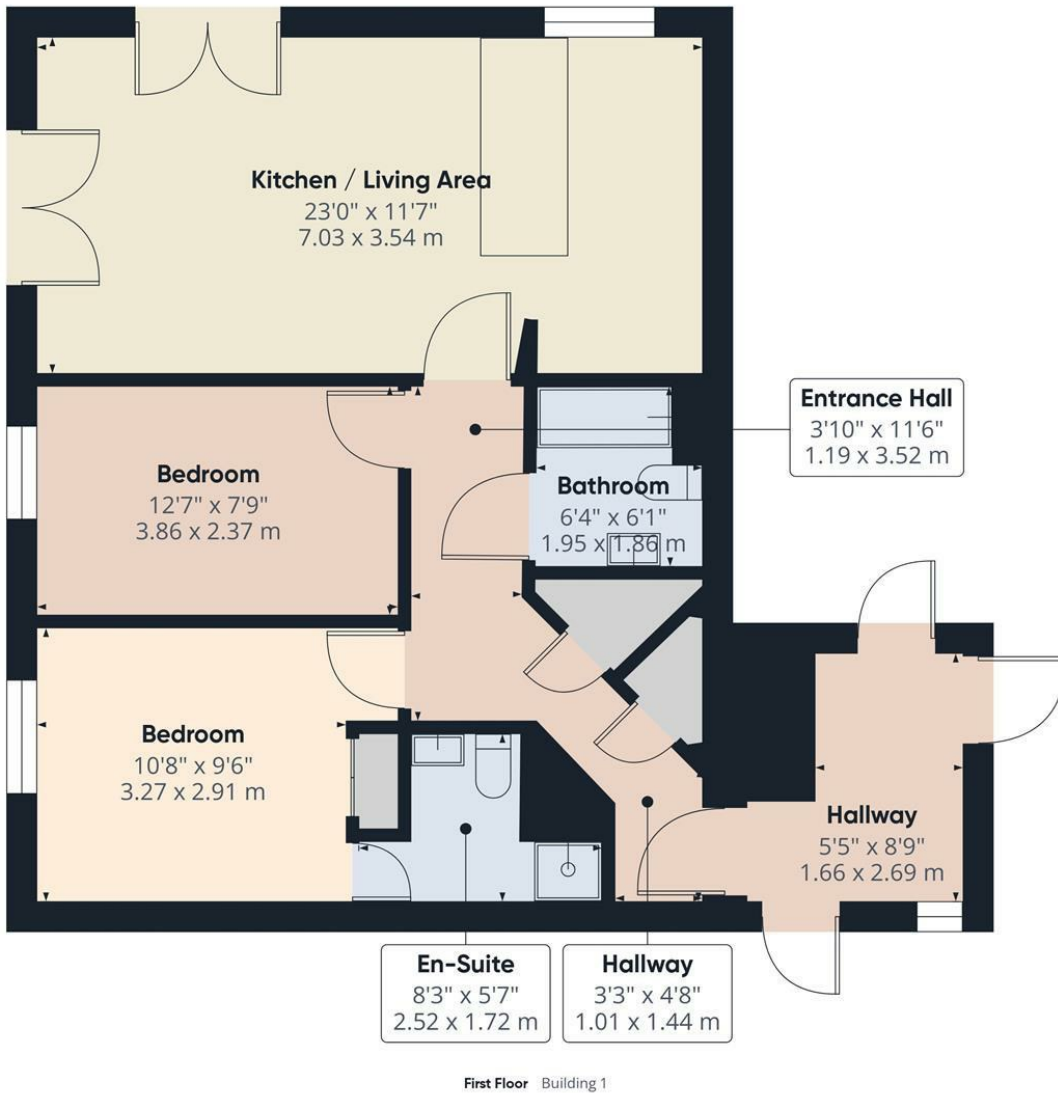


Approximate total area⁽¹⁾
706 ft²
65.6 m²

(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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(81-91) A		
(69-80) B		
(55-68) C		
(39-54) D		
(21-38) E		
(1-20) 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