



Nestled in the heart of Chippenham, this modern top floor apartment on Foundry Lane offers a delightful living experience with far-reaching views over the charming town. The property boasts two spacious double bedrooms, with the master bedroom featuring a convenient en suite bathroom, ensuring both comfort and privacy. A well-appointed family bathroom serves the second bedroom and guests alike.

The open-plan lounge seamlessly integrates with a contemporary fitted kitchen, creating a perfect space for relaxation and entertaining. Natural light floods the apartment, enhancing the inviting atmosphere throughout.

For those who value convenience, this property comes with designated parking, a rare find in such a central location. Additionally, local shops and the train station are just a stone's throw away, making daily errands and commuting a breeze.

This apartment is an ideal choice for first-time buyers, young professionals, or those seeking a low-maintenance lifestyle in a vibrant community. With its modern amenities and prime location, this property is not to be missed.

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

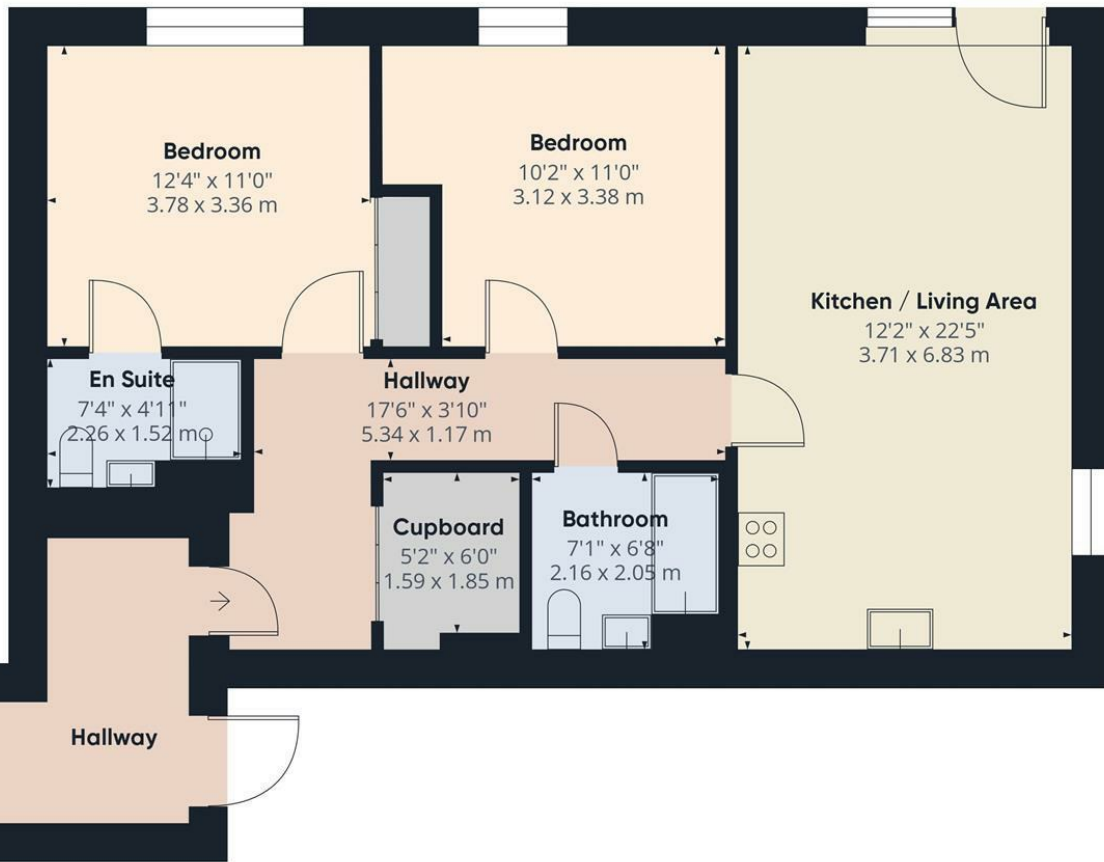
Utilities/Services - TBC

Wiltshire Council Tax - Band C

Tenure - Leasehold Service Charge - £1200 Per annum Length of Lease 250 years (245 years remaining in 2025)







Approximate total area⁽¹⁾
771 ft²
71.7 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



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		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(91-91) 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