



Welcome to this spacious first-floor apartment located on Foundry Lane in the charming town of Chippenham. This delightful property features two generously sized double bedrooms, making it an ideal choice for couples, small families, or those seeking a comfortable living space. The main bedroom benefits from an en suite bathroom, providing added convenience and privacy, while an additional bathroom serves the rest of the apartment.

The heart of the home is the inviting lounge and dining area, which offers a perfect setting for relaxation and entertaining guests. The layout is designed to maximise space and light, creating a warm and welcoming atmosphere throughout.

Situated in a central location, this apartment provides easy access to the town's amenities, including shops, restaurants, and parks, ensuring that everything you need is just a short stroll away. For those with a vehicle, the property includes parking for one car, adding to the convenience of urban living.

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

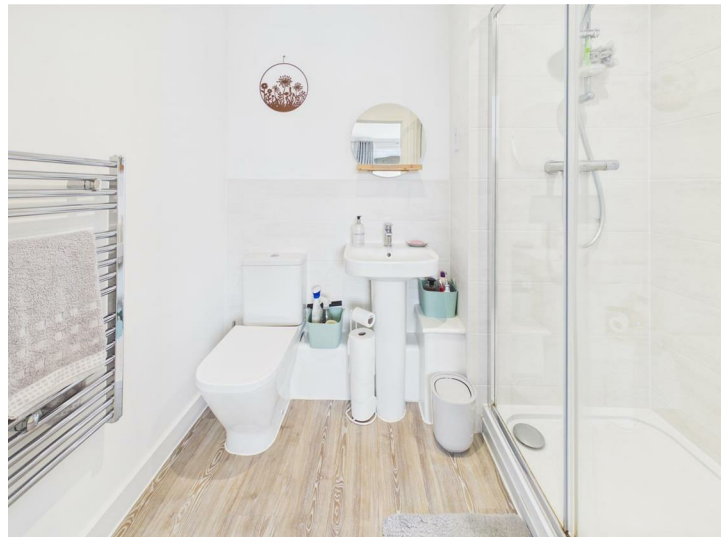
the West Country and the M4 motorway is easily accessed via Junction 17 a few miles north of the town.

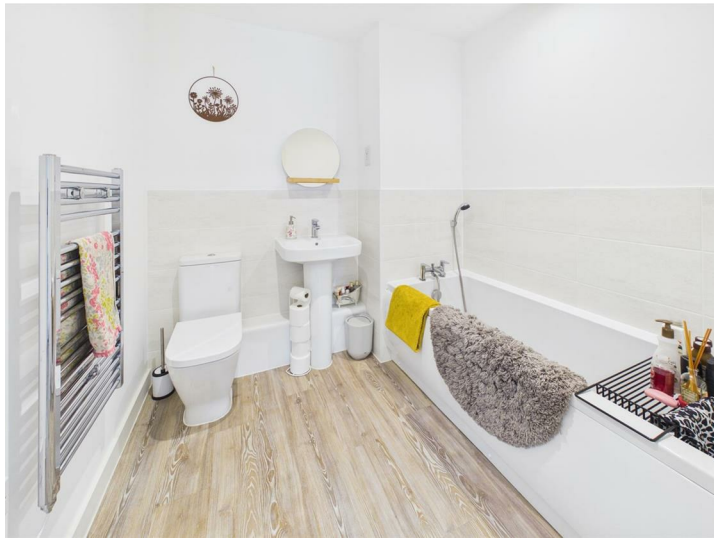
Property Information

Utilities/Services - Electric, Water & Drainage.

Wiltshire Council Tax - Band C

Tenure - Leasehold Service Charge - £1434.49 (for 2026/2027) Length of Lease 125 years from 2020 (119 years remaining in 2026)





Approximate total area⁽¹⁾

769 ft²
71.6 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



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		
(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