



London Road, Chippenham  
Chippenham, SN15 3AJ



9f London Road, Chippenham,  
Wiltshire, SN15 3AJ

\*\*\* BRAND NEW ONE BEDROOM FIRST  
FLOOR APARTMENT WITH PARKING AND  
CLOSE TO THE TOWN CENTRE \*\*\*

- New Build
- Ground Floor Apartment
- One Double Bedroom
- Open Plan Living Space/Kitchen
- Shower Room
- Allocated Parking Space
- Close To Town Centre and Station
- 10 Year Guarantee

£135,000



Set in within a short distance of the town centre and train station, this newly built ground floor apartment presented an ideal opportunity for first-time buyers and investors alike. The property which comes with a 10 year new build guarantee also benefits from gas fired central heating and a parking space. The accommodation comprises an entrance hall with a staircase leading to the first floor. The stairs are open to the open plan living space which has fitted floor and wall units, an integrated electric cooker with hob and extractor hood over, and two sash windows to the rear. The good sized double bedroom has an outlook to the front with two further sash windows and the shower room is fitted with a large walk-in shower cubicle, pedestal wash hand basin and a W.C. A viewing is highly recommended to appreciate this unique opportunity.

### Situation

The property is most conveniently located on London Road within walking distance of the town centre and mainline Railway station (London Paddington) Further benefits include easy access to the M4. Within minutes you can access Monkton Park, riverside walks and cycle ways. Chippenham itself offers a wide range of amenities including High Street retailers plus supermarkets and retail parks. In addition there is a Leisure Centre with indoor swimming pool, Library, Cinema and public parks.

### Property Information

Leasehold Property

Length of lease; 125 years

Lease Information: Service charge and ground rent TBC

Gas Fired Central Heating

Mains Services Connected

EPC Rating; B

Council Tax Band; TBC



## Floor Plan

Approx. 39.9 sq. metres (430.0 sq. feet)

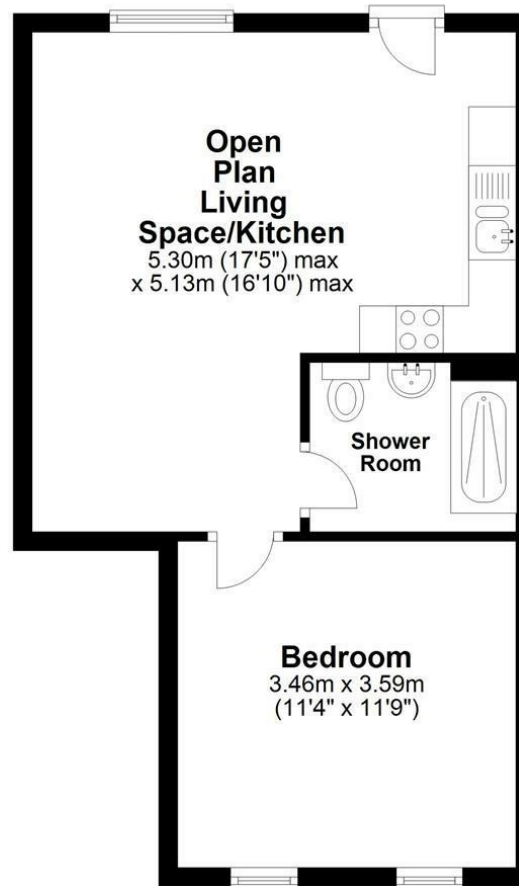


Illustration for identification purposes only, measurements are approximate, not to scale.  
Plan produced using PlanUp.

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