



2 BEDROOM PENTHOUSE FOR SALE IN CHIPPENHAM

Guide Price £300,000



REF: 3542843

PROPERTY FEATURES

- New build apartment
- Open plan kitchen/living space
- Two bedrooms
- Bathroom and en-suite shower room
- Balcony
- Parking

Gladstone Gardens is a unique mix of nine new and refurbished homes located in the heart of the busy market town of Chippenham offering easy access to shops, transport links and some of Wiltshire's most glorious countryside. Developed to exacting standards by local renowned firm T&B Development, this superb collection of five apartments in the newly built Brinkworth House and four apartments in the converted Old Liberal Club are thoughtfully designed and enveloped in a quiet cul-de-sac.

The Old Liberal Club

- Apartment 1 - One Bedroom
- Apartment 2 - One Bedroom
- Apartment 3 - Two Bedrooms
- Apartment 4 - One Bedroom

Brinkworth House

- Apartment 1 - Two Bedrooms (Reserved)
- Apartment 2 - Two Bedrooms (Reserved)
- Apartment 3 - Two Bedrooms
- Apartment 4 - Two Bedrooms
- Apartment 5 - Two Bedrooms (Reserved)

Specifications

Kitchen

The kitchen is situated in the generous open plan living space and benefits from a breakfast bar/island along with fully integrated appliances including an oven, fridge/freezer, washer/drier and dishwasher. The kitchens are finished off with quality, highly durable solid worksurfaces and brushed chrome handles.

Bathroom and Ensuite

The bathroom and ensuite feature vanity units with a mixer tap to the wash basin and WCs with concealed cisterns from the renowned manufacture Roper Rhodes. The main bathroom benefits from a bath with thermostatic shower over, and the ensuite a fully tiled shower enclosure. Both have a fully tiled floor.

Heating and Hot Water

There is an energy efficient combination boiler and full underfloor heating system throughout the apartment. Electric heated towel rails are in both the bathroom and ensuite.

Bedrooms

The apartment benefits from two generous and well-proportioned double bedrooms, one of which features an ensuite. Each bedroom is accessed off the main hallway of the apartment.

Interior Finishes

The kitchen, living areas and hallway feature Karndean flooring whilst the bedrooms are fully carpeted. All internal doors offer high quality ironmongery and the apartment has been decorated to a high standard throughout.

Electrical

There are USB sockets in kitchen, living area and principal bedroom, a concealed shaving and USB socket in bathrooms and ensuite and a TV point in the living area and principal bedroom. There is a mixture of LED spot and pendant lighting throughout the apartment and there are thermostatic heating controls for each underfloor heating zone. There is a pre-wired data cable infrastructure featuring a dedicated high-speed fibre broadband line.

External Finishes

Outside, the apartment has a contemporary glazed balcony with composite decking. The communal areas feature landscaped areas along with block paved parking offering a private parking space and access to shared visitor's spaces. The communal areas also benefit from outside lighting, two electric car charging points and a communal bin and bicycle storage facility.

Peace of Mind

The property benefits from a 10-year insurance-backed structural warranty including 1 year after care service from developer. The developer also offers a day's free labour for the hanging of any client supplied fixtures and fittings, for example pictures, shelving or light fixtures.

N.B. Specification subject to change.

Additional information:

Tenure: Leasehold. 999 year lease.

Maintenance charge: TBC

Services: Mains water, drainage, gas and electricity. Fibre broadband to the property

Local authority: Wiltshire

Council Tax band: TBC

EPC Rating: B

PROPERTY PHOTOS




LOCATION

EPC



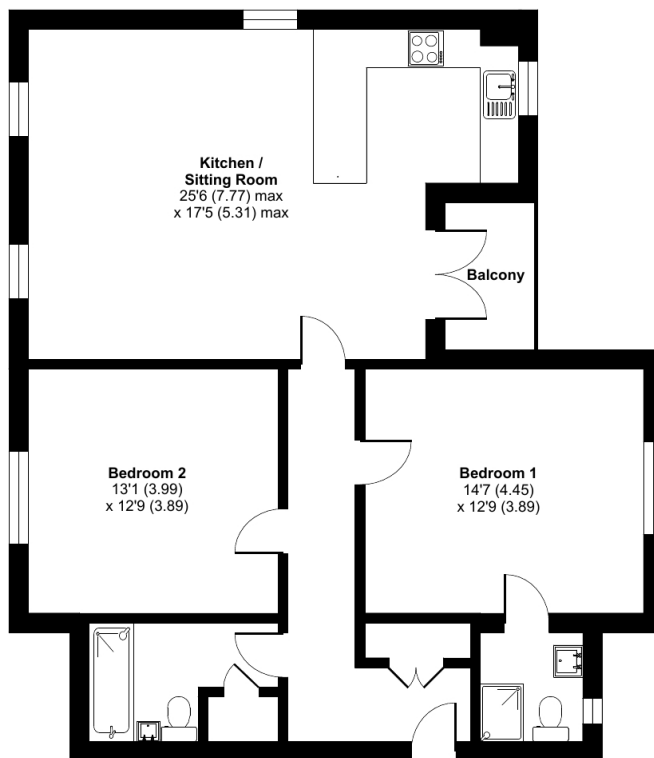
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC 	

FLOORPLANS

Gladstone Road, Chippenham, SN15

Approximate Area = 980 sq ft / 91 sq m
 For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheccom 2024. Produced for Fine & Country Homes of Bath Ltd. REF: 1132748