



2 BEDROOM APARTMENT FOR SALE IN CHIPPENHAM

Guide Price £275,000



REF: 3552249

PROPERTY FEATURES

- New build apartment
- Kitchen opening into living space
- Two bedrooms
- Bathroom
- 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 opens into the living space and benefits from fully integrated appliances including an oven, fridge/freezer, washer/drier and dishwasher. The kitchen is finished off with quality, highly durable solid worksurfaces and brushed chrome

handles.

Bathroom

The bathroom features a vanity unit with a mixer tap to the wash basin and a WC with concealed cistern from the renowned manufacture Rhooper Rhodes. There is a bath with thermostatic shower over and a fully tiled floor.

Heating and Hot Water

There is an energy efficient combination boiler and full underfloor heating system throughout the apartment. An electric heated towel rail is in the bathroom.

Bedrooms

The apartment benefits from two well-proportioned double bedrooms.

Interior Finishes

The kitchen features laminate flooring whilst the living areas, hallway and 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 the bathroom 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. Internal pictures are of the show apartment.

Additional information:

Tenure: Leasehold. 999 year lease.

Maintenance charge: TBC

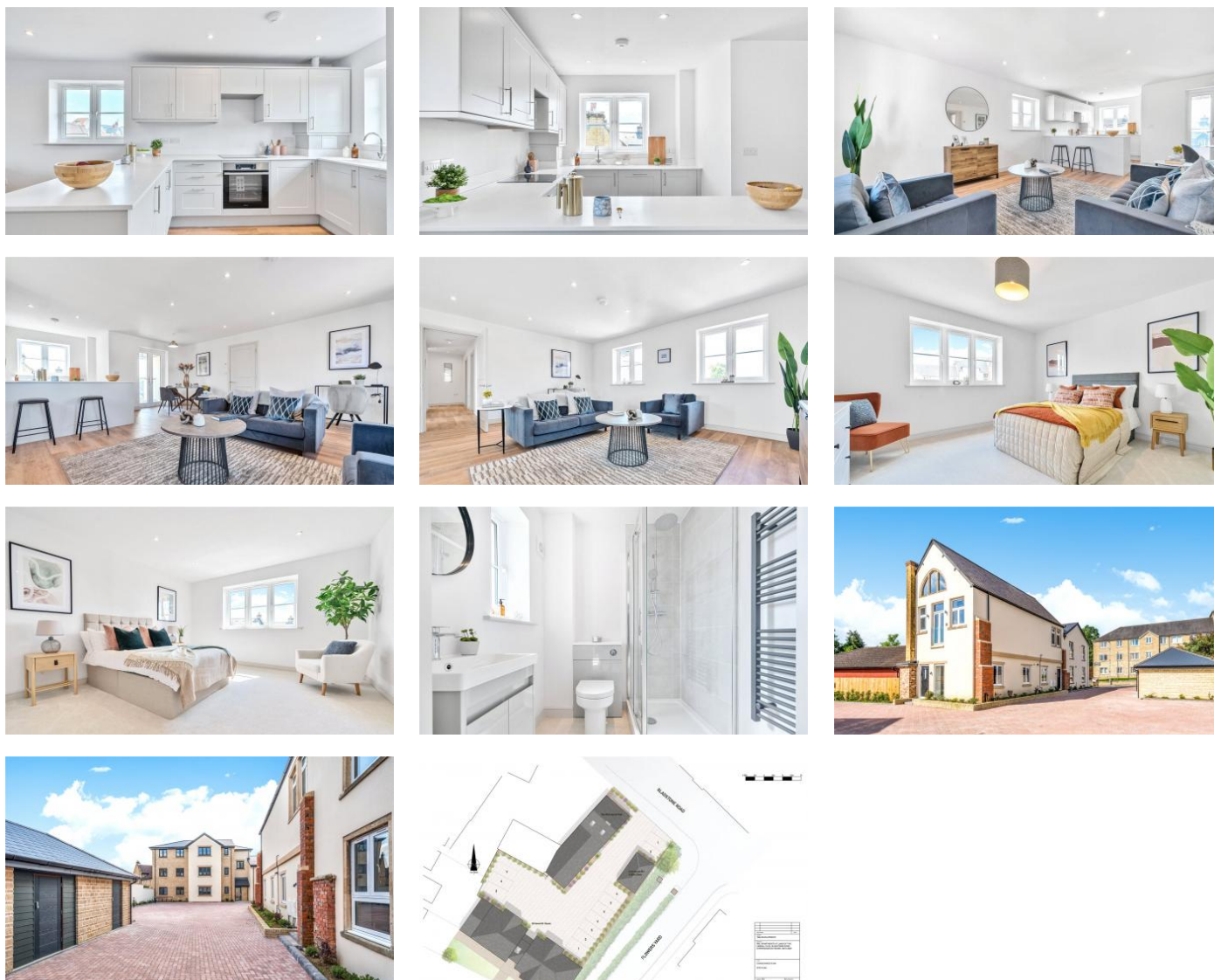
Services: Mains water, drainage, gas and electricity. Fibre broadband to the property

Local authority: Wiltshire

Council Tax band: TBC

EPC Rating: B

PROPERTY PHOTOS



LOCATION



EPC

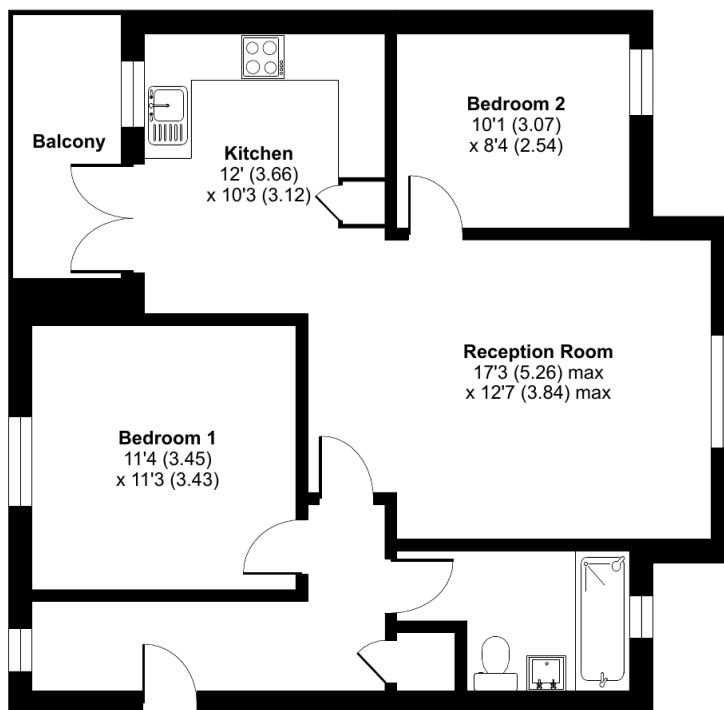
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

FLOORPLANS

Gladstone Road, Chippenham, SN15

Approximate Area = 707 sq ft / 65.7 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Fine & Country Homes of Bath Ltd. REF: 1132745