





📍 69a Park Lane, Chippenham, Wiltshire, SN15 1LW

📄 Auction Guide £70,000

A one bedroom ground floor apartment, with its own private entrance, and off-road parking, making up part of a lovely period building conversion, situated in the very heart of Chippenham, making the perfect first time purchase or investment opportunity. No Onward Chain.

- For Sale by Online Auction
- Thursday 22nd May 2025
- Lot 06
- Guide Price £70,000+

🔑 Leasehold

🏠 EPC Rating D





LOT 06  
FOR SALE BY ONLINE AUCTION  
THURSDAY 22nd MAY 2025  
GUIDE PRICE £70,000+

1 Bedroom ground floor flat with private entrance door within easy walking distance of Chippenham town centre, mainline railway station and John Coles park.

Chippenham is a large market town with a wide choice of schooling as well as varied shopping and leisure activities. There is a mainline railway station and access to J17 of the M4 motorway is only a short drive.

The accommodation comprises; entrance hall with built in storage cupboards, kitchen/living room and double bedroom with ensuite shower room. The property has double glazing and electric heating.

Externally the property has 1 allocated parking space.

The property is leasehold with a 999 year lease and a recent service charge of about £1,200pa. There is an absent freeholder which may effect mortgage-ability.

What3Words///nearly.cases.spindles  
Proceed along Park Lane and the property is on the left.

#### **Situation & Description**

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#### **Viewings**

To arrange a viewing, contact: Chippenham Office on 01249 652717

There will be numerous pre-arranged open house viewing slots lasting for 30 minutes and you can book in by contacting the Auctioneers.

If you have any concerns with viewings, please contact the relevant Strakers office and we would be happy to discuss them with you and hopefully put you at ease.

#### **Online Auction**

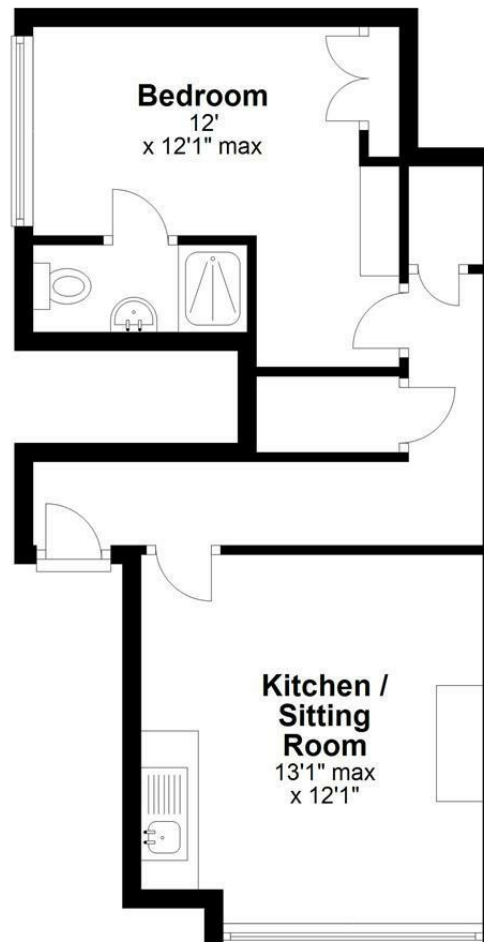
In order to bid at Strakers Online Auctions, you will first need to create an account by providing your contact details. You will be asked to read and accept our Online Auction Terms and Conditions. In order to bid online, you will be required to register a credit or debit card for the bidder security deposit. Strakers are required by law to carry out an online anti-money laundering check on all persons wishing to bid. In general terms, you are strongly advised to view the property and take professional advice as to its condition and suitability.

When the auction opens at 8am the day of the auction, you will be able to place bids in line with the pre-determined bid increment levels, using the bid increase (+) and decrease (-) buttons provided. It is recommended you check your web browser will allow you to bid in good time as some browsers' security can block the ability to bid. We recommend using Google Chrome when possible.



## Ground Floor

Approx. 399.1 sq. feet



Total area: approx. 399.1 sq. feet

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

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.