



⑨ 14 Phoenix Close, Chippenham, SN15 3BJ

⌚ Offers In Excess Of £170,000

A stylish and beautifully presented two bedroom ground floor apartment, with newly appointed shower room, and allocated off-road parking space, superbly positioned within walking distance of Chippenham town centre and railway station.

- Modern Ground Floor Apartment
- Two Double Bedrooms
- Beautifully Presented & Much Improved
- Newly Appointed Shower Room
- Fitted Kitchen
- New Flooring Throughout
- Allocated Parking Space & Further Guest Parking Available
- Quiet Cul-De-Sac, Close to Town Centre
- Ideal First Time Purchase or Investment Opportunity
- 999 Year Lease, Affordable Monthly Charges

❖ Leasehold

㉚ EPC Rating C



A beautifully-presented and much improved two bedroom ground floor apartment, superbly positioned within easy access of the town centre and mainline railway station.

The stylish accommodation comprises; entrance hallway, sitting / dining room, modern fitted kitchen, two double bedrooms and the newly appointed contemporary shower room.

Externally there is allocated parking for one vehicle, with further guest parking available.

Further benefits include new flooring throughout, gas central heating, range of storage options and UPVC double glazing.

The property would make an excellent first time purchase or investment buy, with potential rental income in the region of £1100pcm.

#### **Situation**

The property is most conveniently located on just off 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**

Council Tax Band: B

Leasehold - 999 Year Lease / 977 Years Remaining

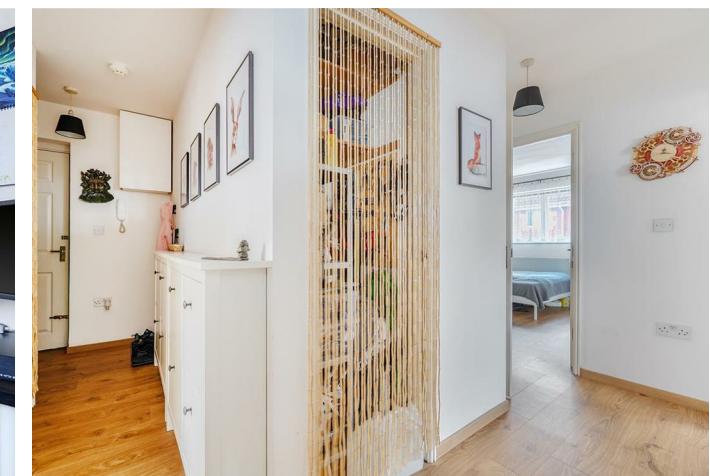
Service Charge: £50 pcm

Peppercorn Ground Rent

Mains Gas, Electricity, Water & Drainage

Gas Central Heating

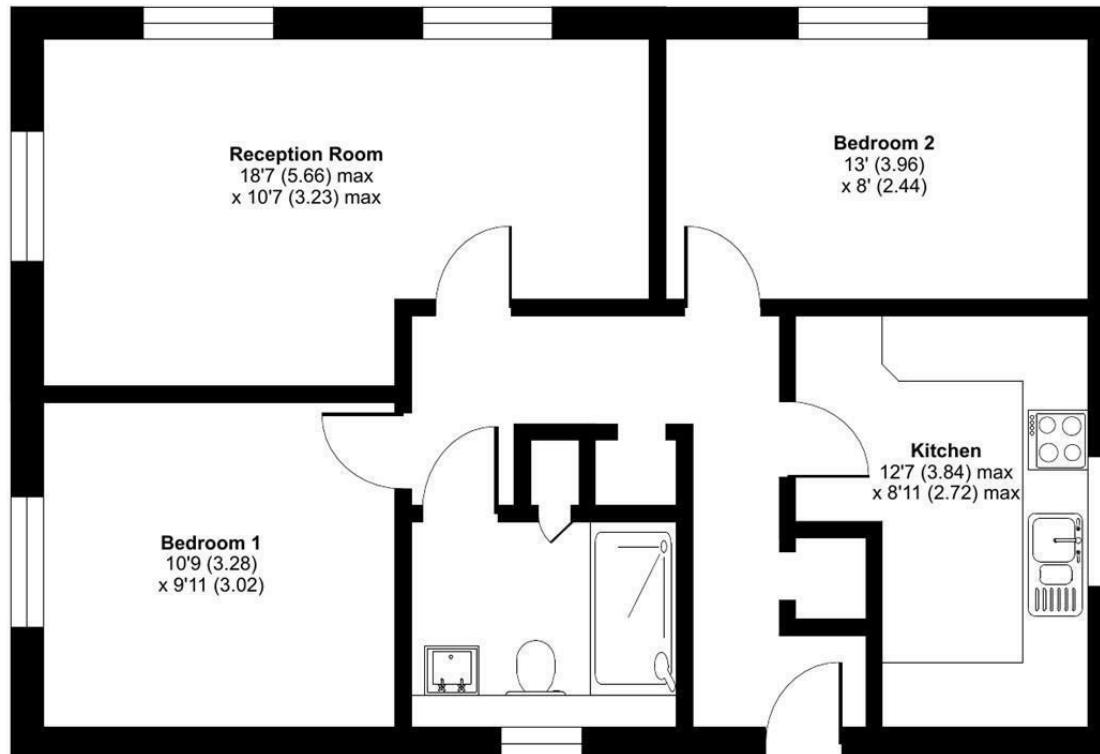
EPC Rating: C



# Phoenix Close, Chippenham, SN15

Approximate Area = 680 sq ft / 63.1 sq m

For identification only - Not to scale



**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). ©niches.com 2025.  
Produced for Strakers. REF: 1395108

**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 firms 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.

# strakers

For further details 01249 652717  
chippenham@strakers.co.uk

In branch | Online | On the move  
strakers.co.uk