



📍 Garden Flat, 62 St. Mary Street, Chippenham, SN15 3JF

🏠 £175,000

Offered with No Onward Chain, and superbly positioned in the heart of Chippenham town centre, is this newly rennovated and sympathetically improved one bedroom maisonette, offering stylish, contemporary accommodation, and benefitting from both its own private garden, and further communal gardens.

- Period Grade II listed Ground Floor Maisonette
- No Onward Chain
- Newly Rennovated, Sympathetically Improved
- Stylish & Modern Interior
- Double Bedroom
- Contemporary Fitted Kitchen & Shower Room
- Private Garden & Further Communal Space
- Town Centre Location, Reputable Street
- Ideal First Time Purchase or Investment Option
- 999 Year Lease, Council Tax Band A

🏠 Leasehold

🏠 EPC Rating E



Offered with No Onward Chain and superbly positioned in the heart of Chippenham town centre, this newly renovated Grade II listed one-bedroom ground floor maisonette offers stylish, low-maintenance living, ideal for a first-time buyer, single professionals or investors alike.

The property features a bright dual-aspect open plan living space, a contemporary fitted kitchen, a modern shower room and a well-proportioned double bedroom with direct access to the outside space.

A particular highlight is the private garden, providing a rare and valuable outdoor space for a property of this type, along with access to a communal courtyard area.

Situated within easy walking distance of the town centre, local cafés, shops and the mainline railway station, the property is well suited to commuters, with direct links to London Paddington in approximately 65 minutes.

Parking is available nearby.

#### **Situation**

St. Mary Street has long been considered one of the finest streets in the County and is one of the oldest parts of the historic town of Chippenham with many fine period properties and on its northern side the backdrop of Monkton Park and the River Avon. The town centre and the mainline railway station are also within a short walking distance, with mainline links to London Paddington in 65mins. The M4 motorway (J17), the A4 and the A420 offer excellent motor commuting to the major centres of Bath, Bristol, Swindon and London.

#### **Property Information**

Tenure: Leasehold

Service Charge: £1000 pa

Ground Rent: £100 pa

Lease Length - 975 Years Remaining

Council Tax Band: A

Mains Electricity, Water & Drainage

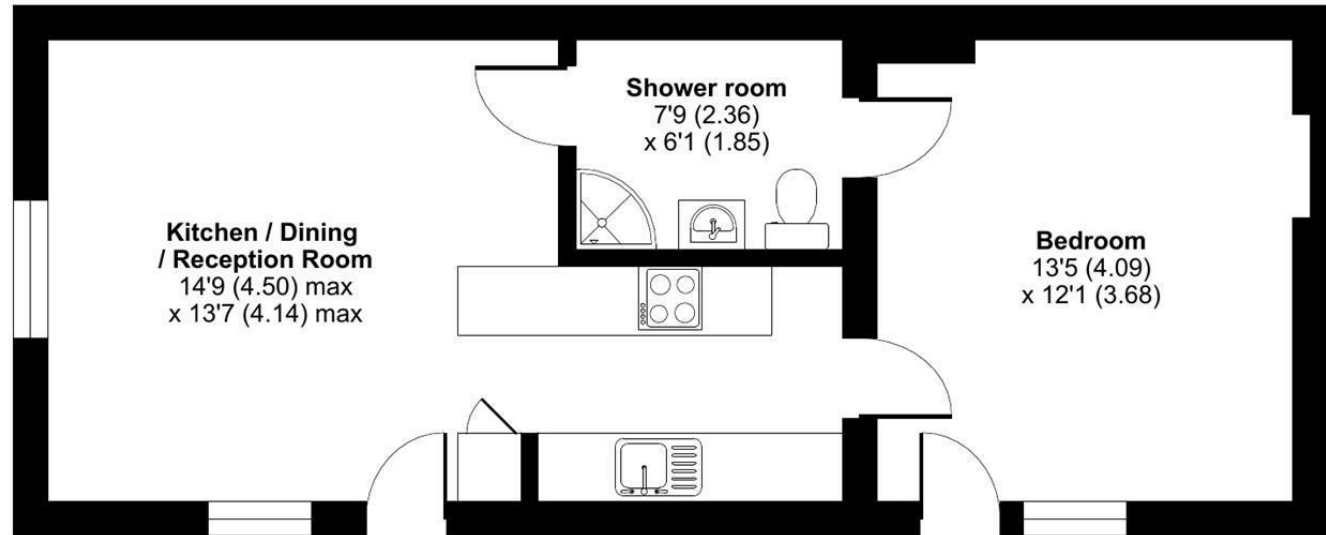
EPC Rating: E



# St. Mary Street, Chippenham, SN15

Approximate Area = 484 sq ft / 44.9 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). © nctechcom 2026. Produced for Strakers. REF: 1435532

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