



# 23-24 Market Place, Chippenham, SN15 3HW

GOODMAN WARREN BECK

64 Market Place  
Chippenham, Wiltshire SN15 3HG  
Tel 01249 444449 | Fax 01249 448989  
Email [info@goodmanwb.co.uk](mailto:info@goodmanwb.co.uk)

A collection of 8 newly converted apartments set within a Grade II Listed building in the heart of the town centre. The apartments offer an ideal opportunity for first time buyers, investment opportunity or a make a great 'lock up and leave' for those who would like a second home within Chippenham.

Each of the apartments has a modern feel with open plan Kitchen/Living Rooms with fitted oven and hob, shower room and double bedroom.

The apartments are offered for sale with a long lease of 999 years.

£135,000

## Room Dimensions

Overall square foot: 37sqm

Lobby: 10'2" x 3'11" (3.1m x 1.2m)

Bedroom: 7'10" x 14'1" (2.4m x 4.3m)

Shower Room: 3'7" x 9'6" (1.1m x 2.9m)

Living: 8'6" x 14'1" (2.6m x 4.3m)

Kitchen: 7'6" x 8'6" (2.3m x 2.6m)

## Specification

Here is a brief summary of the key features and specification at 23-24 Market Place. Further information on each item is available by requesting a copy of our final specification checklist.

### Kitchen

- Handpicked fitted shaker kitchen
- Worktop and upstand
- Glass splashback to hob
- Stainless steel sink with brushed stainless steel mixer tap
- LED Strip lighting
- A range of integrated appliances to include:
  - Fridge/Freezer
  - Ceramic Hob
  - Extractor hood
  - Single oven

### Shower Room

- Contemporary wall hung white sanitary ware
- Brushed stainless steel mixer tap
- Electric thermostatic shower
- Lit vanity mirror

- Ceramic wall tiling
- LVT flooring
- Clear glazed shower screen
- Heated stainless steel towel rails

### Internal Finishes

- LVT flooring throughout common areas
- Carpet to bedrooms
- White satin woodwork
- Brushed stainless steel ironmongery

### Heating & Hot Water

- Gas Boiler supplying heating and hot water

### Electrical Fittings

- White low profile sockets and switches throughout
- Shaving socket to shower room
- TV point to living room and master bedroom
- Mixture of LED downlights and pendant lighting
- Thermostatic control

### Security

- Multi-point locking doors
- Smoke and carbon monoxide detectors

### Peace of Mind

- 10 year structural warranty
- 2 year Bibury peace-of-mind warranty

### Agents Note

Images shown are computer generated images (CGI), flat layouts are

produced in good faith and are intended to give potential buyers a flavour of each particular flat.



## ENERGY PERFORMANCE GRAPHS

Council Tax Band:

Tenure: Leasehold