



CHANTRY COURT

RECEPTION & MAIL POINT

DAVIES
& DAVIES

22 WEAVER HOUSE,
CHANTRY COURT, WESTBURY
BA13 3FE

£215,000

- FIRST FLOOR 2 BEDROOM APARTMENT IN RETIREMENT VILLAGE
- RESIDENTIAL LIFT AVAILABLE
- SPACIOUS LOUNGE/DINING ROOM
- FITTED KITCHEN WITH OVEN, HOB EXTRACTOR & FRIDGE FREEZER
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- COMMUNAL GARDENS

A 2 double bedroom first floor apartment offering views across the town set within the small and select Chantry Court development. This is a prestigious gated retirement village for the over 55's, tucked away in the heart of Westbury, in a conservation area. The development is privately managed with a wide range of facilities available on site to include excellent care packages if required, a resident's lounge, restaurant, cinema, hairdressing salon, laundry service, library, bar and guest facilities.

Everything at Chantry Court is focused on helping residents relax, enjoy life and feel cared for as their needs change.

Tailored and high quality in-house care packages are available for assisted independent living 24/7 and 365 days a year if required. Should any resident feel that they would benefit from some additional support, staff enable this as subtly and respectfully as possible, either in a resident's own property or through specialised in-house domiciliary care.

Efforts are always made to enhance residents' quality of life and help maintain the best level of independence.

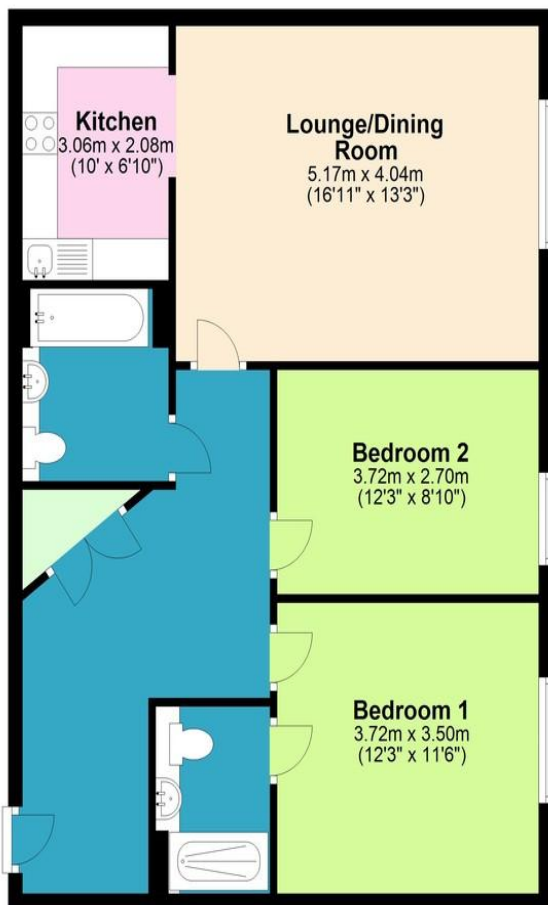
DIRECTIONS

From our office at the end of the High Street, bear right into Edward Street. Then upon reaching the Morrisons supermarket turn left into Church Lane. Towards the end of Church Lane turn right into Chantry Lane. The gated access into Chantry Court will then be found in front of you. COUNCIL TAX BAND C ENERGY PERFORMANCE RATING B



Ground Floor

Approx. 76.7 sq. metres (825.4 sq. feet)



Total area: approx. 76.7 sq. metres (825.4 sq. feet)

The light and well-presented accommodation looks out over the well tended communal garden of the development and provides a welcoming spacious entrance hall with large double storage cupboard, a 17ft lounge/diner with a fitted kitchen area off that includes an oven and hob, integrated fridge/freezer dishwasher and washing machine, a spacious master bedroom with fitted double wardrobe and a good sized shower room, a further double bedroom and a family bathroom.

The apartment benefits from being wheelchair accessible with a residents lift available and also offers PVCu double glazing, gas central heating and outside access to the well tended communal gardens and residents parking.

TENURE & MANAGEMENT DETAILS

The Property is Leasehold and available to residents over 55 years of age.

Length of Lease; 999 years from 12th October 2010

A maintenance charge of £650.00 per month includes personal emergency care alarm system, cleaning, phone rental, buildings insurance, maintenance of private & communal gardens and maintenance of the building.

Ground Rent Currently £250.00 per annum-subject to £100 increase every 25 years to a maximum of £650 per annum.

Management Company;

Welldeal Ltd, Chantry Care Village, Chantry Court, Westbury BA13 3FE

Note: The Money Laundering Regulations 2017 –Intending purchasers will be asked to produce identification documentation at the point of agreeing a sale and information regarding how the purchase is to be funded.

Note: These particulars are provided for guidance only and do not constitute any offer, contract or part thereof. Interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. Neither the vendor nor Davies & Davies makes any representation or warranty as to this property.

