



# Andrews Court, Lyneham, SN15 4SN

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PROPERTY SALES & LETTINGS





- Ground Floor Retirement Apartment for the Over 55's
- Available As Seen.
- Spacious Open plan Living with contemporary Kitchen
- Fully Tiled Shower/Wet Room.
- Communal Lounge, Sun lounge and Kitchenette.

- Show Home Apartment
- Superb Finishings Throughout
- Two Spacious Bedrooms
- Zonal Controlled Underfloor Heating
- Communal South Facing Rear Garden.

# Apartment 6, Cotswold House, Andrews Court Lyneham, SN15 4SN

**£287,000**

The Show home! Apartment 6 is the stunning show home located on the ground floor and beautifully furnished throughout and is available to purchase and occupy now! This particular architect deigned apartment 'The Bourton' is 740 sq ft of beautifully laid out accommodation maximising the space with open plan living for luxury and comfortable living. The main living area can be divided into 4 areas to comprise a stunning designer kitchen with high end appliances, dining area, living area and study area. The two double bedrooms are generously proportioned with the main bedroom including a quality fitted full width wardrobe and luxury shower room en-suite complete with PIR ambient lighting and with access also from the main hall.

Bedroom two is a stunning guest room featuring a lovely Duvan double bed and a separate utility room/cloakroom. This makes for the perfect retirement apartment. Just move in and make yourself at home!

## COTSWOLD HOUSE:

Cotswold house is a newly constructed and exclusive development of 18 semi/retirement 1 bedroom and 2 bedroom apartments specifically designed for the over 55's who are looking for quality yet contemporary living in a state of the art complex which features a delightful communal lounge with a stunning sun lounge and kitchenette for socialising and entertaining as well as wonderfully decorated hallways with lift access to all floors. To the outside are maintained gardens to the rear and two sides, the rear enjoying a perfect south aspect. All flats are

heated by way of ground source heat pump technology, supported solar panels to the roof, feeding the underfloor heating to each apartment with individual zonal controls to each room, controlling the temperature to each room to just how you like it, a proven and cost effective way of heating your home! There are ample parking provisions with electric car charging points, as well as electric scooter garage parking and charging facilities.

## Andrews Court:

Cotswold House is situated in Andrews Court, an exciting Centre for new and existing businesses in Lyneham and the surrounding area. Once fully occupied will provide the residents and local people with a plethora of Medical, Beauty, Retail and Service options. Currently there is an excellent Pharmacy and Inoculation Centre, Post Office, Esso Petrol Station, Costcutter Supermarket, Costa Coffee Shop, Off Licence, Ladies Beauty and Hairdresser, Gentlemen's Barber Shop, top quality Cafe for fresh Cake, Coffee and Snacks, Veterinary Practice and even a Tattoo Artist for the more adventurous. Future plans include a Gourmet Fish and Chip Shop and an excellent Italian Style Family Restaurant with a Wine Bar all on the doorstep of Cotswold House.



## Viewings

By appointment through Alan Hawkins Property Sales. Tel: 01793 840 222

## Council Tax: Wiltshire Council

Tax Band New Build For information on tax banding and rates, please call Wiltshire Council

## Tenure

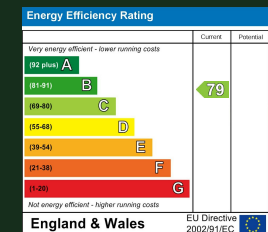
Leasehold: 125 Yr Lease  
Ground Rent: £156 p/a

## Management Fee

Service Charge

£57 per week to include Communal Heating, Lighting and Cleaning and running costs of the complex.

## Energy Efficiency Rating (England & Wales)

















## Dimensions:

Open Plan Living Accommodation:

5.65m x 5.12m - 16'10" x 18'7"

Master Bedroom:

3.81m x 3.50m - 12'6" x 11'6"

Guest Bedroom:

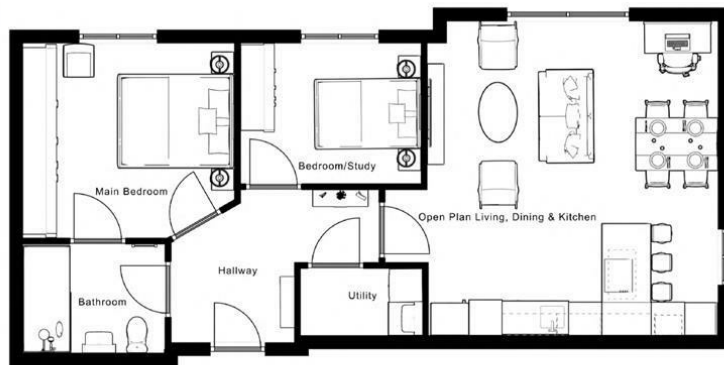
3.23m x 2.53m - 10'7" x 8'4"

Bathroom:

2.55m x 1.98m - 8'4" x 6'6"

Utility:

2.11m x 1.31m - 6'11" x 4'4"



**Disclaimer:** These particulars are believed to be correct but their accuracy cannot be guaranteed. They do not form part of the contract and Alan Hawkins Estate Agents are not to be held liable in any way for any mistakes or inaccuracies in these particulars. The agents have not tested any apparatus,

equipment, fixtures or services and so cannot verify they are in working order, or fit for their purposes, neither have the agents checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor/surveyor.

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