



Andrews Court, Lyneham, SN15 4SN

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PROPERTY SALES & LETTINGS



- Apartment 10 ' The Fairford'
- Open Plan Living/Dining Room and Kitchen
- Fully Tiled Shower Room
- Over 55's
- Communal Lift

- 1st Floor - Two Bedroom Apartment
- Two Generous Bedrooms
- Underfloor Heating
- Communal Lounge, Sun Lounge and kitchen
- Call to arrange a viewing

# Apartment 10, Cotswold House Andrews Court Lyneham, SN15 4SN

**£277,000**

Apartment 10 is constructed to 'The Fairford' design, a spacious and well laid out two bedroom apartment located on the 1st floor. Internal the accommodation comprises an open plan 'L' shaped living kitchen and dining area with a tasteful range of 'Hacker' kitchen units with high end integrated appliances. The further layout comprises a spacious entrance hallway, utility room (with optional 2nd toilet upgrade). There are two generous bedrooms (optional upgrade for wardrobe installation to bed 1) and a stunning fully tiled shower/wet room with high end sanitary ware and ambient motion censored lighting. As with all the apartments benefits from zonal controlled under floor heating, video entrance system and accessed via the communal lift.

## 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

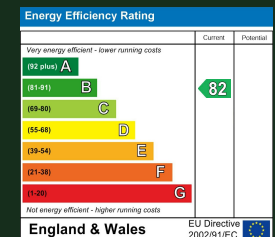
## Tenure

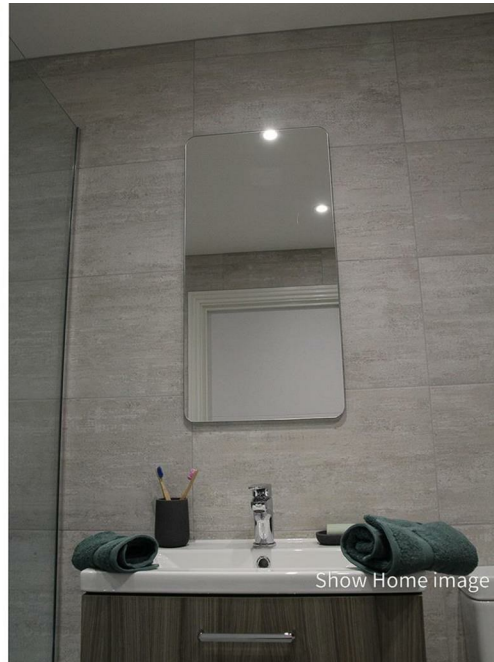
Leasehold: 125 Yr Lease  
Ground Rent: £156 p/a

## 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)

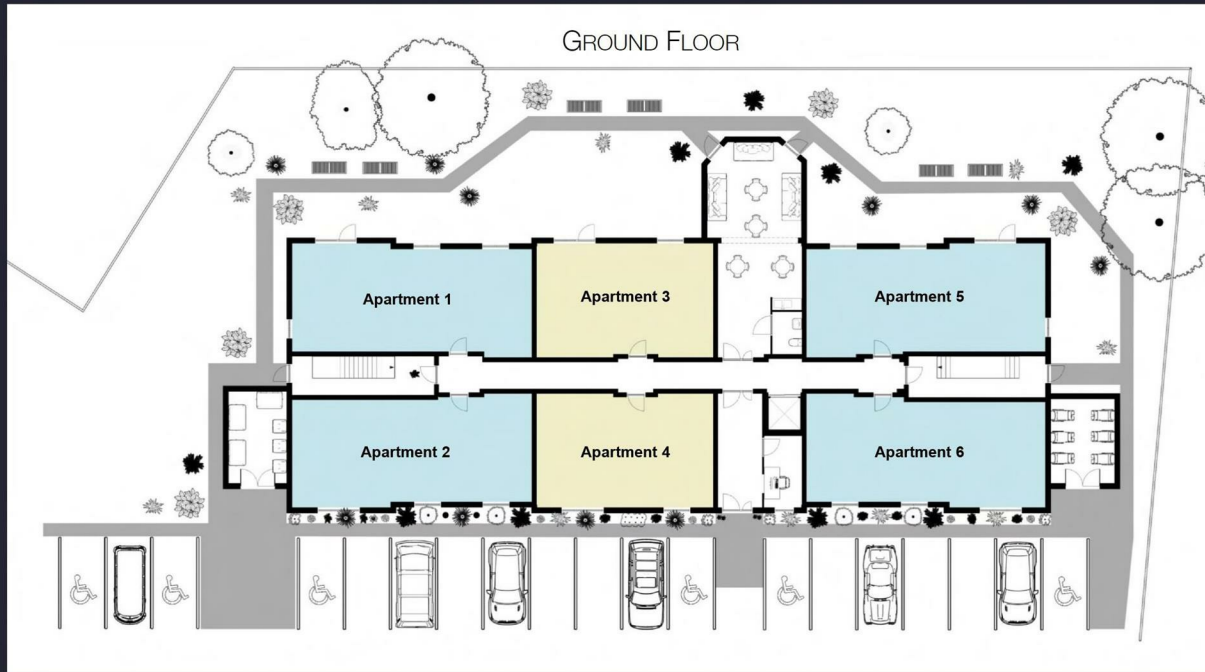








# ANDREWS COURT APARTMENT LOCATIONS



ONE BEDROOM APARTMENTS

THE TETBURY

THE BIBURY

TWO BEDROOM APARTMENTS

THE BOURTON

THE KEMBLE

THE ASHTON

THE FAIRFORD

THE MORTON





## Dimensions

Open Plan Living & Kitchen - 6.13m x 5.95m - (20'1" x 19'6")

Master Bedroom - 3.97m x 3.82m - (13'0" x 12'6")

Guest Bedroom/Study - 3.27m x 2.88m - (10'9" x 9'5")

Bathroom - 2.88m x 1.97m - (9'5" x 6'6")

Utility - 1.64m x 1.42m - (5'5" x 4'8")

**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.

# alan hawkins

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