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Asking Price £399,950 Leasehold

2 Bedroom, Apartment - Retirement

27, St Andrews Lodge 16 The Causeway, Chippenham, Wiltshire, SN15 3HN

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Sales & Lettings  
Retirement Property Specialists

# St Andrews Lodge

St Andrew's Lodge is a delightful development of 45, one and two-bedroom apartments located in the historic market town of Chippenham and named after the 12th century St Andrew's Church in the Market Place.

Nestled on the banks of the River Avon between the Cotswolds and North Wessex Downs, Chippenham is a vibrant and colourful market town. The pedestrianised compact centre offers a good range of shops, independent boutiques and amenities including Emery Gate shopping centre and Borough Parade. Chippenham has a wealth of well maintained parks and open spaces, including John Coles Park with a Victorian Bandstand. Nearby is the quintessential English village of Lacock with picturesque streets, historic cottages and Abbey; Dyrham Park and Longleat Safari Park.

There is a regular bus service to towns including Bath, Calne, Devizes, Trowbridge and Swindon. Chippenham railway station is on the main line into London Paddington and offers good rail links across the region.

The Lodge manager is on hand throughout the day to support the Owners and keep the development in perfect shape as well as arranging many regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

St Andrew's Lodge has been designed with safety and security at the forefront, the apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. A Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

St Andrew's Lodge is managed by the award winning Churchill Estates Management Services, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

St Andrew's Lodge requires at least one apartment Owner to be over the age of 60 with any second Owner over the age of 55.



# Property Overview

Churchill Sales & Lettings are delighted to be marketing this two bedroom first floor apartment. The property offers deceptively spacious accommodation.

The Kitchen is accessed via the Lounge with a range of modern eye and base level units with working surfaces over and tiled splashbacks. There is a built-in waist-height oven, 4-ring electric hob with extractor hood over and built-in fridge and freezer.

The lounge offers plenty of space for living and dining room furniture along with two windows allowing lots of light in.

Bedroom one is a good size double with a built-in mirrored wardrobe. There is also plenty of space for additional furniture if required. A large window keeps this lovely room light and bright.

Bedroom two is another good size double with built-in wardrobe which could be used as a study, hobby room or separate dining room.

The shower room offers a good size shower cubicle with handrail, a WC and wash basin with vanity unit underneath. A separate WC with wash basin and heated towel rail is accessed via the hallway.

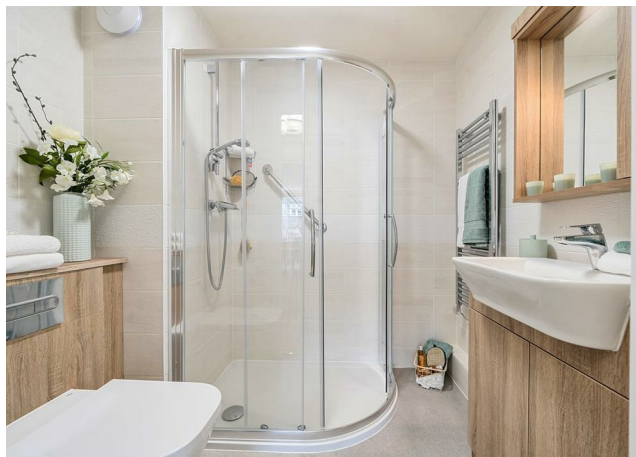
Perfectly complementing this apartment is a useful storage cupboard located off the hallway.

Call us today to book your viewing at St Andrews Lodge!



# Features

- Two bedroom first floor apartment
- Modern fitted kitchen with integrated appliances
- Lodge Manager available 5 days a week
- Owners' Lounge & coffee bar with regular social events
- 24 hour Careline system for safety and security
- Guest Suite for visitors & use of over 200 guest suites in lodges across the country
- Owners' private car park
- Close to the town centre & excellent transport links
- Buggy store with charging points



# Key Information

Service Charge (Year ending 30th November 2024) £4,431.14 per annum.

Ground rent £625.00 per annum. Review date 2027

Council Tax Band D

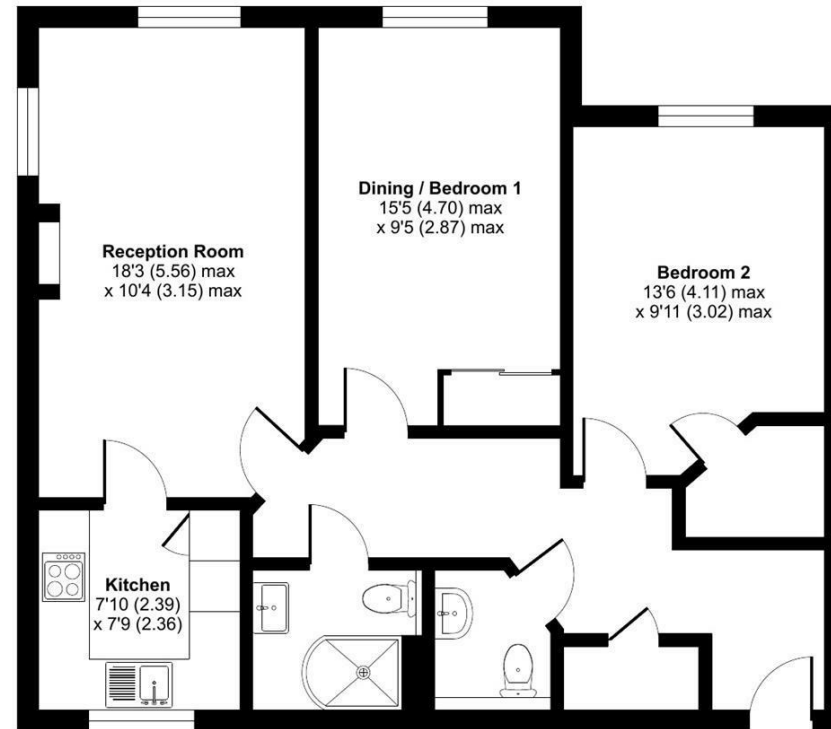
999 year Lease is from 1st December 2020.

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management

Service charges include: Careline system, buildings insurance, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

A 1% contribution of the final selling price to the contingency fund is payable by the Seller upon completion of the sale of the property.

Approximate Area = 766 sq ft / 71.2 sq m  
For identification only - Not to scale



EPC Rating: B



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Churchill Estate Agents. REF: 1169696

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.

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