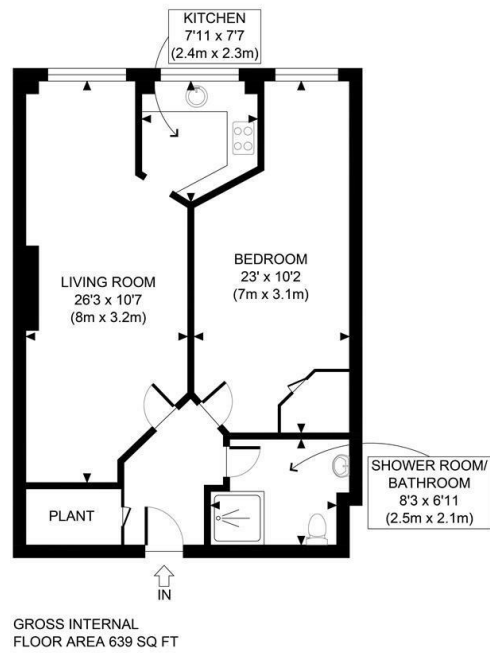


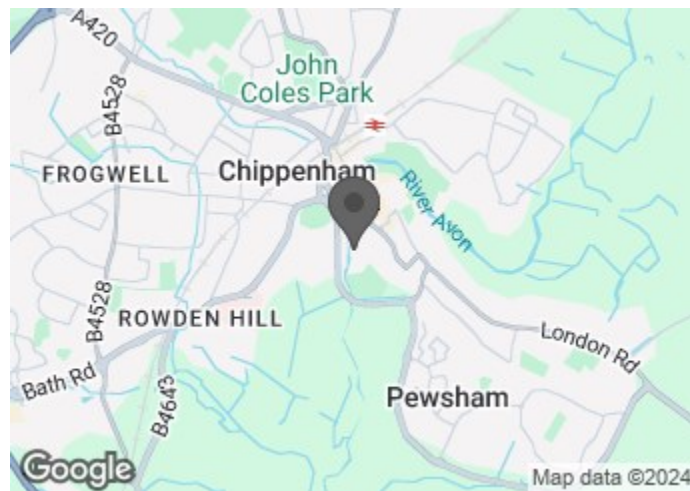
# McCARTHY STONE RESALES

## 40 BOWLES COURT WESTMEAD LANE, CHIPPENHAM, SN15 3GU



APPROX. GROSS INTERNAL FLOOR AREA 639 SQ FT / 59 SQM	Bowles Court SN15
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 22/02/21
	photoplan

**COUNCIL TAX BAND: C**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>88</b>	<b>88</b>



# McCARTHY STONE RESALES

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ENJOY LUNCH ON US WHEN YOU TAKE A TOUR OF BOWLES COURT - BOOK NOW!

This immaculately presented One Bedroom first floor RETIREMENT APARTMENT is available in this purpose built Retirement Living Development

**PRICE REDUCTION**

**OFFERS OVER £150,000 LEASEHOLD**

For further details, please call **0345 556 4104**

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# BOWLES COURT, WESTMEAD LANE,

# 1 BEDROOMS £150,000

Located on the first floor of this sought-after Retirement development for those aged 70 years and over this one bedroomed apartment provides spacious yet economical accommodation with the security and peace of mind that comes hand-in-glove with a McCarthy and Stone 'Retirement Living Plus' development. The property enjoys excellent communal facilities including a Homeowners lounge, bistro with a fantastic, varied and subsidised daily lunch service, laundry, scooter store and landscaped gardens backing onto the River Avon. Our Estate Manager is available to support the needs of Homeowners and to oversee the smooth running of the development. There are chargeable care and domestic help packages available albeit all home owners receive up to 1 hour free domestic assistance each week. All apartments are equipped with a 24-hour emergency call system. There is also the excellent guest suite widely used by visiting family and friends for which a charge of £25 per night applies. The property enjoys a good-sized lounge with the interest of a street view. In addition, there is an excellent double bedroom fitted kitchen with integrated appliances and easy access wet room with shower.

Bowles Court was completed at the end of 2015 and occupies a pleasant position just 200 metres from the centre of town. A variety of local supermarkets can be found nearby and the Town Centre also boasts access to a local Hospital and plenty of Doctors surgeries. Banks, retail stores and independent shops. There are also regular traditional town markets. Places of interest in the local area are varied, with John Coles Park, the museum and Heritage Centre and Chippenham folk festival just a few examples. For those interested in wider travel, transport links are strong with regular bus services connecting residents to towns including Bath, Calne, Devizes, Trowbridge and Swindon. Rail links are also good and Chippenham railway station features along the main line to London Paddington.

## SPACIOUS ENTRANCE HALL

With solid entrance door having security spy-hole, Intercom entry system linked visually (by home owner's TV tuning) and verbally to the main development entrance ensuring no unwanted visitors. Emergency pull cord, large walk-in boiler cupboard with shelving and light and housing Gledhill boiler supplying domestic hot water. Ceiling downlights.

## LIVING ROOM

Triple glazed window to front enjoying an ever-changing street scene. Electric fan heater. and features part glazed panelled door to kitchen.

## KITCHEN

With triple-glazed window. Range of 'Maple-effect' fitted wall and base units having contrasting laminate worktops with matching upstand splashbacks and incorporating a stainless steel single drainer inset sink unit. Integrated appliances include a Bosch ceramic four-ringed electric hob with matching glass splashback and stainless steel chimney style extractor hood over, Neff high-level single oven with 'tilt and slide door' and concealed fridge and freezer, ceiling downlights and tiled floor.

## BEDROOM

Excellent double bedroom with triple-glazed window, step-in wardrobe with ample hanging rails, shelving and auto light.

## SHOWER ROOM/WC

A wet room facility with modern white suite comprising of; Close Coupled WC, inset vanity wash hand basin with under sink store cupboard and mirror and integrated light. Large level access fully tiled walk-in shower with 'rain drop' shower head, separate shower on a slide attachment and fitted shower seat. Walls are half-tiled to the remainder. Electrically heated towel rail/radiator, emergency pull cord, vinyl wet room flooring, and ceiling downlights.

## OUTSIDE

There are well-managed communal gardens backing onto the River Avon and limited home owner parking available by permit for which a charge of around £250 per annum applies.

## GENERAL

Underfloor heating system further complimented by an efficient 'Vent Axia' Heat Exchange (hot air recovery) system. There are expensive Oak veneered doors throughout. We understand from the seller that carpets and curtains are included at the asking price.

## SERVICE CHARGE

- Cleaning of communal windows
- Water rates for communal areas and apartments

- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance
- Restaurant staffing
- One hour of domestic support per week is included in the service charge at Bowles Court with additional services including care and support available at an extra charge. However, this can be from as little as 15 minutes per session which can be increased or decreased to suit your needs.

The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your Estates Manager, your water rates, our 24 hour emergency call system, the heating and maintenance of all communal areas and all external window cleaning, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or Estates Manager.

Service Charge: £8,792.38 per annum (up financial year end 30/09/2025)

## LEASEHOLD

LEASE 125 Years from 2015

Ground rent: £435 per annum

Ground rent review date: June 2030

## ADDITIONAL INFORMATION & SERVICES

- Standard Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

