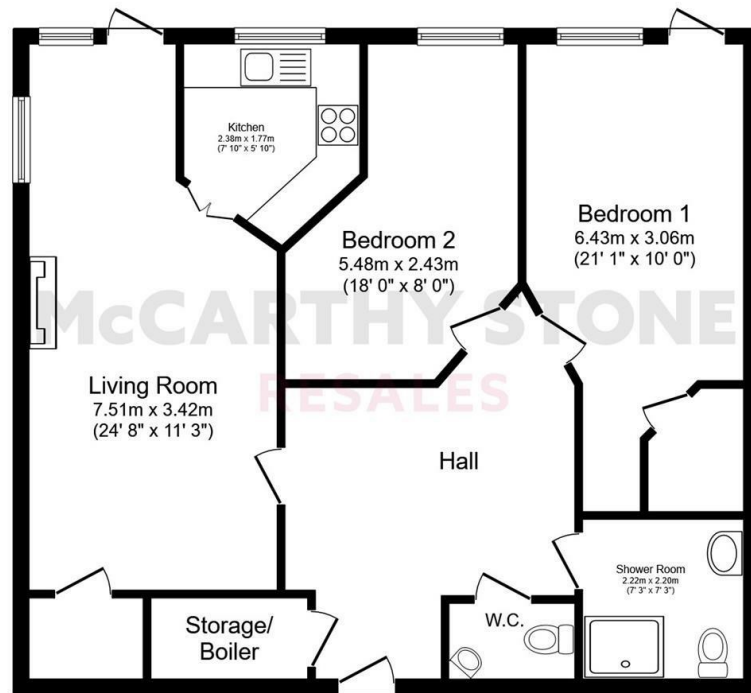


McCARTHY STONE RESALES

5 BOWLES COURT

WESTMEAD LANE, CHIPPENHAM, SN15 3GU



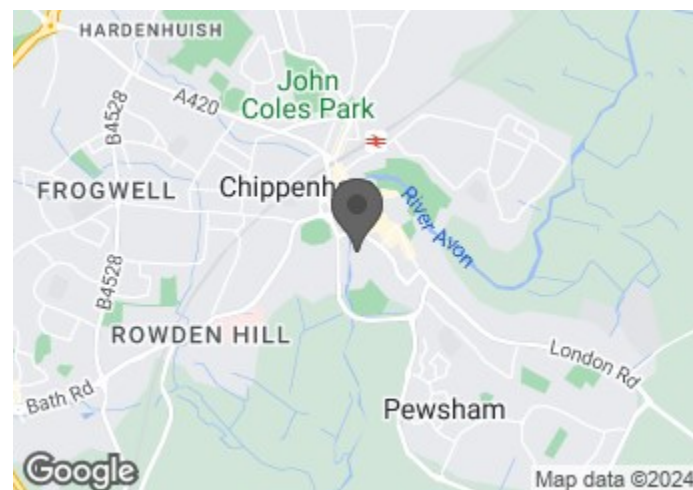
Total floor area 85.8 sq.m. (924 sq.ft.) approx

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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COUNCIL TAX BAND: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		86	86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

McCARTHY STONE RESALES

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

A beautifully presented two bedroom retirement apartment, situated on the GROUND floor with a BEAUTIFUL BALCONY OVERLOOKING THE RIVER AVON.

PRICE REDUCTION

ASKING PRICE £280,000 LEASEHOLD

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

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BOWLES COURT, WESTMEAD LANE,

2 BEDROOMS £280,000

INTRODUCTION:

Located close to the centre of this thriving Market Town and occupying a fantastic position within Bowles Court, a westerly aspect and a stunning outlook over the River Avon. In addition there is a huge balcony from which the outlook can really be appreciated. This is an excellent two bed apartment full of light and space and affording a homely and welcoming ambiance. A spacious sitting room provides the first sight of the wonderful view and the French door opens onto the impressive balcony. A quality kitchen offers a extensive range of integrated appliances, the principal bedroom also enjoys a French door to the balcony. There is a further double bedroom, a wet room shower room and unlike many apartments a useful cloakroom. There is also great hallway with storage. The convenient lift service provides access to all the fantastic amenities of Bowles Court.

Bowles Court was completed at the end of 2015 by award-winning retirement living specialist McCarthy and Stone and is a sought-after 'Retirement Living Plus' development providing independent living for those aged 70 years and over. It occupies a fantastic position alongside the River Avon and is 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. Chippenham also features good connections to the M4 and the National Coaches network.

The development enjoys excellent amenities including a Homeowners lounge, restaurant with a fantastic daily lunch service, function room, laundry, scooter store and landscaped gardens with a super terrace backing onto the River Avon. Our Estate Manager and staff are on site 24 hours each day to oversee the smooth running of the development. Further

peace-of-mind is found in the provision of the 24-hour emergency call system. There are chargeable care and domestic help packages available albeit all home owners receive one-hour domestic assistance each week included within the service charge. There is also the excellent guest suite widely used by visiting family and friends for which a charge of £25 per night applies. Car parking is available by annual permit at £250 and for which there may be a waiting list.

LARGE HALLWAY:

An 'Oak veneered' entrance door with spy hole leads into an excellent entrance hall with ample space for typical hall furniture. Security entry system with intercom and visual connection. 24-hour emergency careline call point, walk-in store/airing cupboard with light, free standing shelving, hot water cylinder supplying domestic hot water and 'Vent-Axia' system controls. Smoke detector. A feature glazed panelled door leads to the living room. Separate door leads to a W.C.

LIVING ROOM:

A spacious living room with a double glazed French door leading to a spacious balcony, overlooking the river Avon. Plenty of room for garden furniture. Featured flame effect electric fire. TV & telephone point. Walk-in cupboard and freestanding shelf unit open to separate negotiation. Feature glazed panelled doors lead to the kitchen.

BALCONY:

A balcony running the full width of the apartment with ample space for patio furniture, and potted plants. Having privacy panels to both wings, a glazed balustrade and two outside lights. A perfect place to sit and while-away the best of the warm days enjoying the lovely River Avon views and spectacular sunsets.

KITCHEN:

Electrically operated triple-glazed window with River view, ensuring washing up should never be a chore! An excellent range of 'Maple' effect fitted units with contrasting worktops, matching upstands and incorporating an inset stainless steel sink unit. Integrated appliances comprise; a Neff 4-ringed induction hob with a contemporary styled glazed splash-panel and stainless-steel chimney extractor over. Waist-level oven and concealed fridge and freezer. Ceiling down lights and tiled floor.

BEDROOM ONE

An excellent double bedroom with a triple-glazed French door and side-panel opening onto the balcony. Walk-in wardrobe with auto light, ample hanging space and shelving. Illuminated light switch, ceiling lights, TV and telephone point.

BEDROOM TWO

Another very good-sized bedroom with a triple-glazed window enjoying a River view. Illuminated light switch, ceiling lights and TV point.

WET ROOM:

A sensible wet room facility with a modern white suite comprising; a close-coupled WC, inset vanity wash hand basin with under sink store cupboard and mirror with integrated touch sensitive light over, level access, walk-in shower. Ladder radiator, 24 hour emergency pull-cord and ceiling down lights. Extensively tiled walls and wet room flooring.

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
- One hour of domestic support per week is included in the service charge.

Service charge: £10,911.00 per annum for financial year ending 31/09/2024.

The service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or Estates Manager.

LEASEHOLD

Lease 125 Years from June 2015
Ground rent: £510 per annum
Ground rent review date: June 2030

ADDITIONAL INFORMATION & SERVICES

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

