

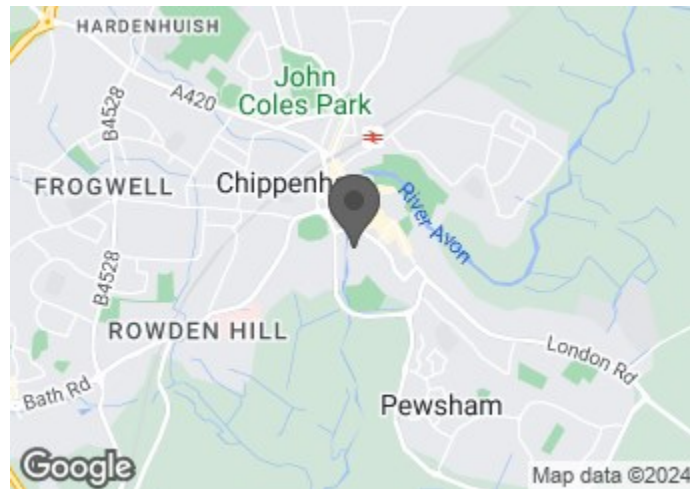
Total floor area 90.8 sq.m. (977 sq.ft.) approx

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: E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		86	86
(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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McCARTHY STONE RESALES

6 BOWLES COURT WESTMEAD LANE, CHIPPENHAM, SN15 3GU



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

An IMMACULATELY PRESENTED retirement apartment, situated on the GROUND FLOOR and boasting a fantastic sized BALCONY with RIVER VIEWS.

ASKING PRICE £275,000 LEASEHOLD

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BOWLES COURT, WESTMEAD LANE, CHIPPENHAM, WILTSHIRE, SN15 3GU

SUMMARY:

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.

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.

HALLWAY:

An 'Oak veneered' entrance door with spy hole leads into a good sized 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, shelving, hot water cylinder supplying domestic hot water and 'Vent-Axia' system controls. Additional spacious storage cupboard. Smoke detector. All other doors lead to the living room, both bedrooms, wet room and Cloakroom/WC.

CLOAKROOM/WC:

With a modern white W.C. and pedestal wash-basin. Ladder radiator, half-tiled walls and vinyl flooring.

LIVING ROOM:

A spacious room with French door and side-panel window providing access to the very impressive balcony, affording wonderful views of the River Avon below. TV & telephone point. Feature glazed panelled doors lead to the kitchen.

BALCONY:

A fabulous balcony running the width of the apartment with ample space for patio furniture and potted plants. Having privacy panels, a glazed balustrade and 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 4-ringed induction hob with a contemporary style 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.

2 BED | £275,000

WET ROOM:

A modern wet room with 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.

LEASE INFORMATION:

Lease Length: 125 years from June 2015
Ground Rent: £510 per annum
Ground Rent review date: June 2030

SERVICE CHARGE (BREAKDOWN)

- 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.

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.

Service charge: £10,911.05 for financial year ending 30/09/2024.

ADDITIONAL INFORMATION & SERVICES

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

