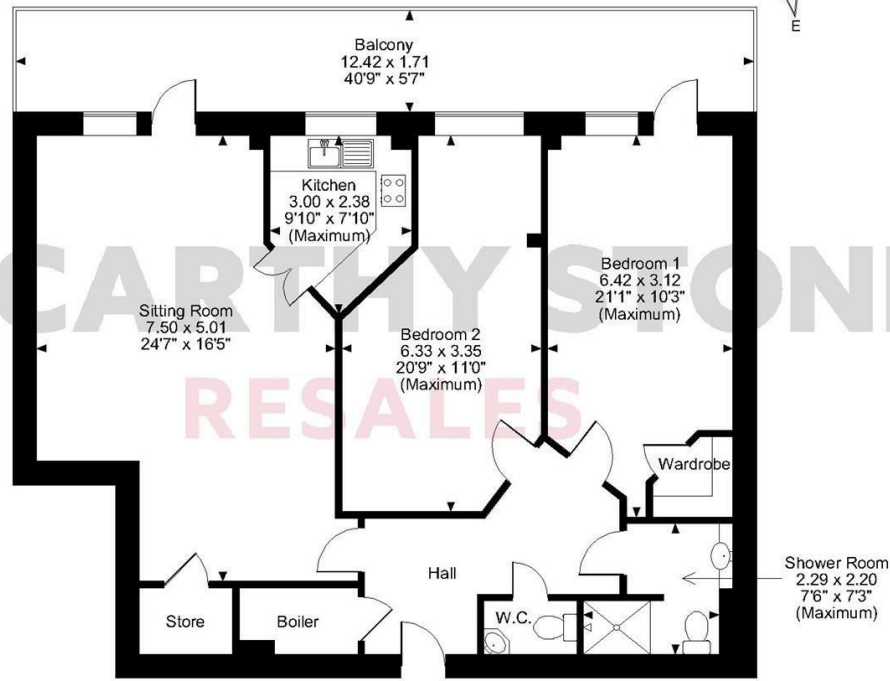


Bowles Court, Westmead Lane, Chippenham
 Approximate Gross Internal Area
 1041 Sq Ft/97 Sq M
 Balcony external area = 229 Sq Ft/21 Sq M



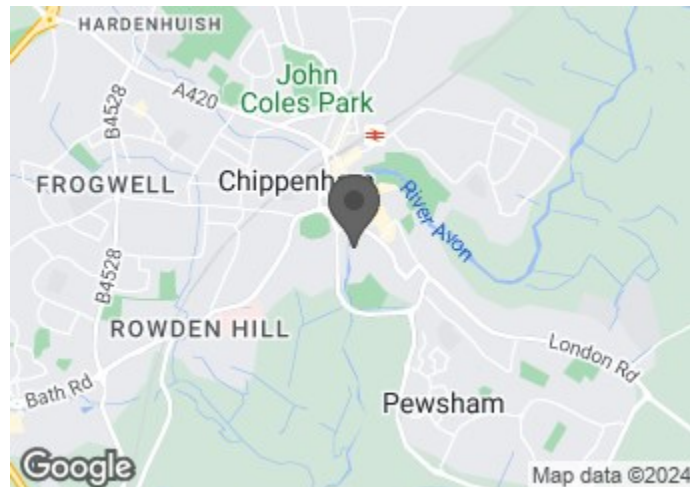
Second Floor
 FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
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McCARTHY STONE RESALES

46 BOWLES COURT WESTMEAD LANE, CHIPPENHAM, SN15 3GU



COUNCIL TAX BAND: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	90	90
(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

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



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

McCarthy Stone Resales are delighted to present this well appointed RIVER-FACING Retirement Apartment with full length BALCONY. TWO well sized bedrooms complete this wonderful space.

ASKING PRICE £235,000 LEASEHOLD

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

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

BOWLES COURT, WESTMEAD LANE, CHIPPENHAM, SN15 3GU

2 BED | £235,000

SUMMARY

This stunning apartment comes with a huge full length balcony enjoying far reaching views and views of the River Avon. Patio doors from all the principal rooms lead onto the large balcony.

Bowles Court was completed at the end of 2015 by award-winning retirement housebuilder 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.

The development enjoys excellent 'five-star' amenities to include 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 up 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 chargeable at around £250 and for which there may be a waiting list.

ENTRANCE HALLWAY

Of excellent size with ample space for hall furniture. Front door with spy hole leads to the large entrance hall, 24-hour emergency careline, walk-in storage/airing cupboard with light, shelving, hot water cylinder supplying domestic hot water and concealed 'Vent Axia' system. Illuminated light switches, ceiling down lights, smoke detector, apartment security door entry system with intercom and visual connection. A feature glazed panelled door leads to the Sitting Room.

LIVING ROOM

Beautifully presented, spacious lounge with views over the River Avon. Patio door leading to the balcony. Focal point fireplace with inset electric fire, TV and telephone points. Ceiling lights, raised electric power sockets and attractive glazed door to kitchen.

BALCONY

The Balcony is a great feature of this apartment offering ample outside space.

KITCHEN

Electrically operated triple-glazed window. Quality range of Maple 'effect' fitted units with contrasting worktops and matching upstands incorporating an inset stainless steel sink unit. Integrated appliances comprise; a Bosch 4-ringed hob with a contemporary styled glazed splash-panel and stainless-steel chimney extractor over. Bosch waist-level oven and concealed dishwasher, fridge and freezer, ceiling down lights and tiled floor.

BEDROOM ONE

An excellent-sized main bedroom with a patio door leading to the balcony and benefiting from a walk-in wardrobe with auto light, ample hanging space and shelving. Illuminated light switch, ceiling lights, TV and telephone point.

BEDROOM TWO

Illuminated light switch, ceiling lights and TV point.

WET ROOM

A wet room facility with modern white suite comprising; dual flush 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 with both 'rain drop' and traditional shower attachments. Ladder radiator, emergency pull cord, ceiling down lights. Extensively tiled walls and vinyl wet room flooring.

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 per annum for financial year ending 30/09/2024.

LEASE INFORMATION

Ground rent: £510 per annum

Ground rent review date: 1st June 2030

Lease: 125 years from 1st June 2015

CAR PARKING PERMIT SCHEME- SUBJECT TO AVAILABILITY

Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

ADDITIONAL INFORMATION & SERVICES

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



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