

5 Bowles Court

Westmead Lane, Chippenham, SN15 3GU



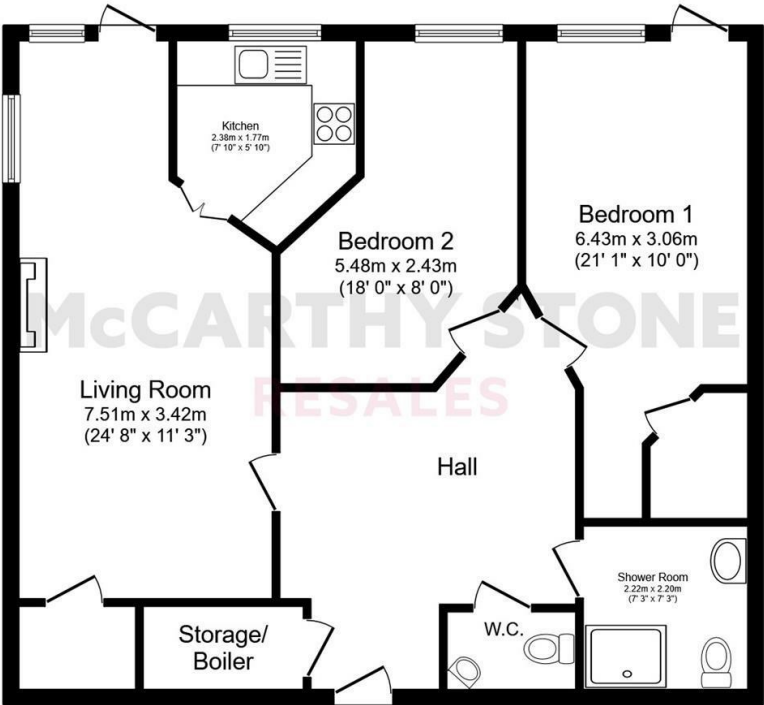
Asking price £250,000 Leasehold

A beautifully presented, ground floor, two bedroom retirement apartment, having been recently refurbished. The full width balcony is accessed from both the living room and master bedroom.

On Site Restaurant *Energy Efficient* *Pet Friendly*

Call us on 0345 556 4104 to find out more.

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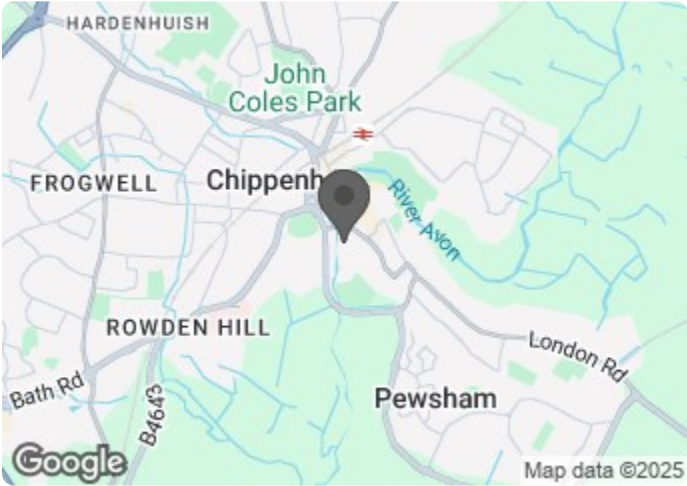
Total floor area 85.8 sq.m. (924 sq.ft.) approx

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		
(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		
England & Wales	EU Directive 2002/91/EC	

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Bowles Court, Westmead Lane, Chippenham, Wiltshire, SN15 3GU

Bowles Court
Located on the ground floor of this sought-after Retirement development for those aged 70 years and over, this two bedroom 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 small charge per night applies.

The Local Area
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.

No.5
Having been recently refurbished, No.5 is located on the ground floor and enjoys a good-sized lounge with a French door leading to a spacious balcony with a leafy outlook. In addition, there are two double bedrooms, fitted kitchen with integrated appliances and modern shower room with walk in shower.

Entrance Hall
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/airline 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. Featured flame effect electric fire, TV & telephone point and walk-in cupboard. 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. There are 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 a lovely outlook 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.

Master Bedroom
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
A further good-sized bedroom with a triple-glazed window enjoying a River view. Illuminated light switch, ceiling lights and TV point.

Shower Room
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 vinyl flooring.

Additional Information & Services
• Standard Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage

Service Charge
What your service charge pays for:

- Estate Manager who ensures the development runs smoothly
- CQC Registered care staff on-site 24/7 for your peace of mind
- 1 hour cleaning / domestic assistance per week, per apartment
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- The running costs of the onsite restaurant
- Cleaning of communal areas daily
- Cleaning of windows
- Maintenance of the landscaped gardens and grounds
- Repairs & maintenance to the interior communal areas
- Contingency fund including internal and external redecoration of



2 Bed | £250,000

communal areas
• Buildings insurance, water and sewerage rates

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

ANNUAL SERVICE CHARGE: £12,024.53 for the financial year ending 30/09/2026.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs.
(Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

Lease
Lease 125 Years from 1st June 2015
Ground rent: £510 per annum
Ground rent review date: 1st June 2030

Moving Made Easy
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.

- Part Exchange service to help you move without the hassle of having to sell your own home.

- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

