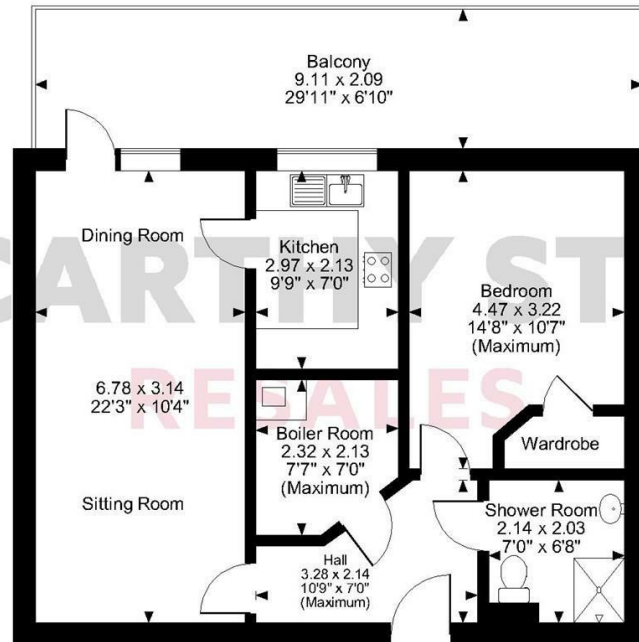


Bowles Court, Westmead Lane, Chippenham  
 Approximate Gross Internal Area  
 644 Sq Ft/60 Sq M  
 Balcony external area = 205 Sq Ft/19 Sq M



Third Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

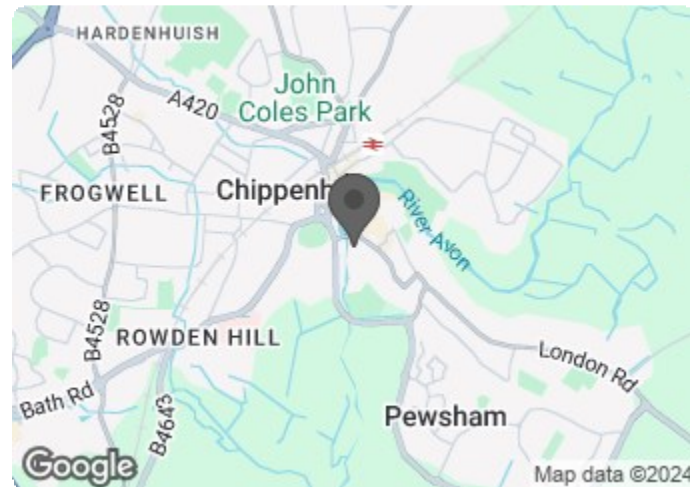
The position & size of doors, windows, appliances and other features are approximate only.  
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## 56 Bowles Court

Westmead Lane, Chippenham, SN15 3GU



Council Tax Band: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	85
(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	

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.



**Asking price £189,995 Leasehold**

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

This immaculately presented One Bedroom top floor apartment with walk out balcony is available in this purpose built Retirement Living Development

**Call us on 0345 556 4104 to find out more.**

# Bowles Court, Chippenham

## 1 bed | £189,995

### Summary

Located on the top 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.

### Entrance Hallway

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

Large living space leading to triple glazed french door lead onto a walk out balcony. feature part glazed paneled 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 and soft water system. 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. Washing machine and dishwasher to be included in sale.

### Bedroom

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

### Shower Room

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 shower seat. Walls are half-tiled to the remainder. Electrically heated towel rail/radiator, emergency pull cord, vinyl wet room flooring, and ceiling downlights.

### 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
- 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)

### Lease Information

LEASE 125 Years from 2015

Ground rent: £435 per annum

Ground rent review date: June 2030

### 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 and Services

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

