



Andrews Court, Chippenham

£267,000

Cotswold House in an exclusive development of apartments specifically designed for retirement living. A beautifully designed building with landscaped gardens located in the heart of the Village of Lyneham surrounded by the rolling countryside of Wiltshire. Within walking distance of local amenities and on the 55 bus route to Chippenham and Swindon.

Cotswold House offers a selection of one and two bedroom apartments with penthouses to the second floor. There is a communal lounge and conservatory overlooking the landscaped gardens. The apartments have been designed for the needs of those in later life and benefit from contemporary features and an open plan layout. A variety of services can be provided to fulfil individuals needs and requirements

Situation Lyneham

Lyneham is situated between Wootton Bassett and Calne located approximately 10 miles from Junction 16 of the M4, offering easy access to Bristol, Bath, Reading and Newbury. Lyneham itself offers a variety of shops, pubs and places to eat, as well as an infant/junior school. For a larger variety of shops and amenities, Swindon Town Centre is just a short drive away, or via Number 55 Stagecoach bus.

The Accommodation

Flat 11, The Bourton, is situated on the first floor and offers 720 sq ft of luxury accommodation featuring under floor heating, high end fixtures and fittings and branded appliances. The open plan layout includes spacious living/dining/living area, utility room,

two double bedrooms and Jack & Jill style shower room.

Service Charge & Lease

The lease for the property is 125 years, service charge £57.00 per week to include:

- Communal Heating, Lighting and Cleaning.
- Lift Maintenance & Running Costs
- Maintenance of Garden Area
- Build Future Contingency Fund
- Parking Area Maintenance
- Admin & Office Costs
- Fire Alarm & Extinguisher Maintenance
- Entry System Maintenance
- Sky HD Freeview Dish, Digital TV, FM radio & Cabling Maintenance
- CCTV Security Maintenance.
- Ground rent Approx £3.00 per week

Council Tax

Council Tax Band ?

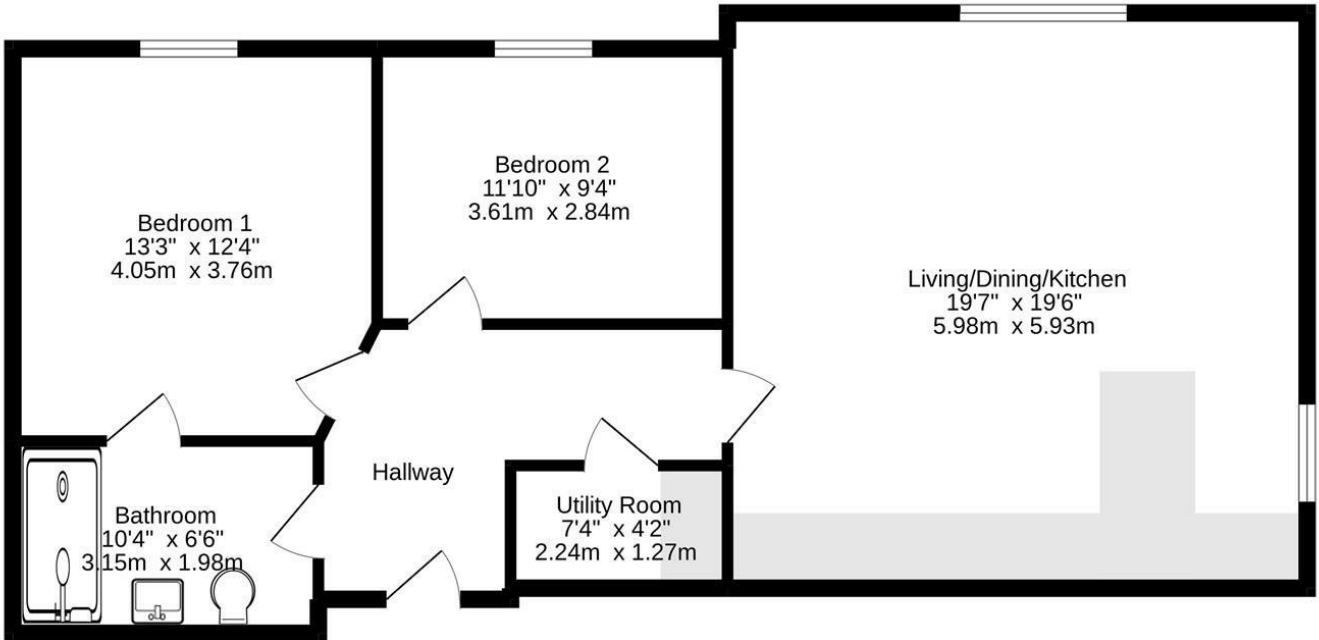
Agents Note

Photographs are taken from computer generated images and show apartments.

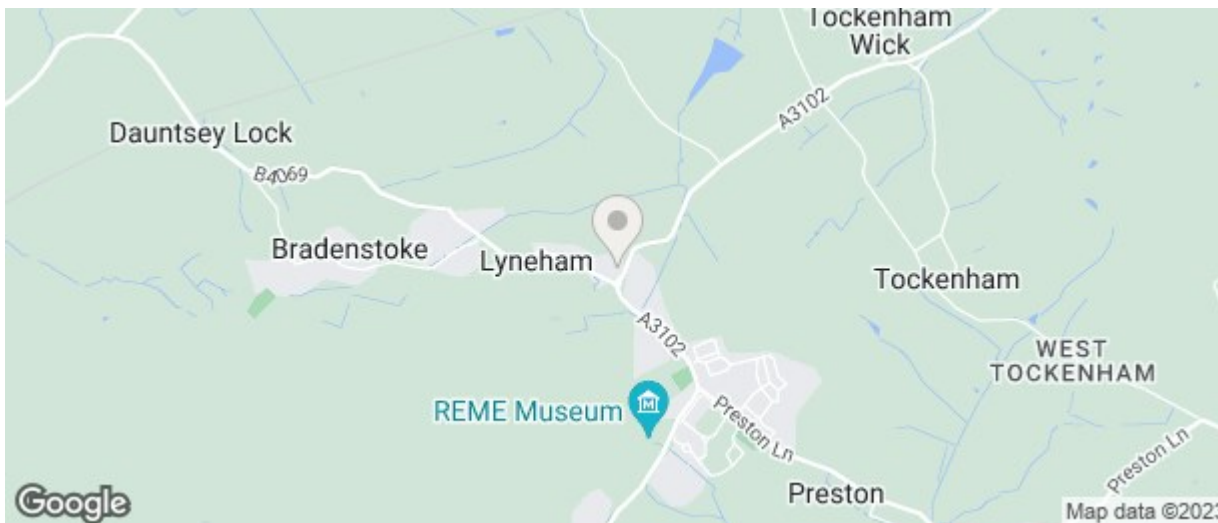




GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing