

for sale

offers in excess of **£280,000**



Bowles Court Westmead Lane Chippenham SN15 3GU

A ground floor RETIREMENT apartment with balcony and river views and within walking distance of Chippenham town centre. The property comprises Entrance Hall, Lounge, Two Bedrooms and a Shower Room, Bowles Court offers a range of facilities including a restaurant and 24 hour care line



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Accommodation

A beautifully presented TWO DOUBLE BEDROOM Ground Floor apartment which has a balcony stretching the whole width of the property with superb river views and within walking distance to Chippenham Town Centre. Bowles Court offers a range of facilities including a restaurant and a 24 hour care line.

The property itself comprises spacious Entrance Hall with a built in storage cupboard, a light and airy Lounge with feature fireplace and double doors leading through to the Kitchen, there are also patio doors leading onto the balcony. To the right of the Entrance Hall there is a Cloakroom and in addition, a Shower Room. The two double Bedrooms both overlook the river with the Bedroom One offering patio doors leading onto the balcony. The property is in excellent decor throughout and an internal viewing is strongly recommended.

Hallway

Entrance door to front. Doors to all rooms. Door to boiler/store cupboard.

Lounge

24' 7" x 10' 3" (7.49m x 3.12m)

Double glazed French doors leading onto the balcony. Feature fireplace. Radiator. Large storage cupboard. Double doors leading to:

Kitchen

8' 5" x 7' 7" (2.57m x 2.31m)

Fitted with a matching range of base and wall units with complementary work surfaces over and inset sink and drainer. Integrated electric oven and hob extractor hood over. Double glazed window overlooking balcony.



Bedroom One

21' 1" x 10' (6.43m x 3.05m)

Double glazed French doors leading onto the balcony. Built in wardrobe. Carpeted flooring.

Bedroom Two

20' 10" x 10' 8" (6.35m x 3.25m)

Double glazed window overlooking the balcony. Carpeted flooring.

Wet Room

Suite comprising low level WC with basin and vanity unit. Walk in shower.

Separate Cloakroom

Suite comprising low level WC and wash hand basin with part tiled walls.

Outside

Parking and visitors parking.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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59 Market Place
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Property Ref: CHM305553 - 0007

Tenure: Leasehold

EPC Rating: B

view this property online connells.co.uk/Property/CHM305553

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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