

for sale

£250,000



## Bowles Court Westmead Lane Chippenham SN15 3GU

Stunning Riverside Apartment. Immaculate Throughout. Wet Room. Communal Areas. Spacious. Kitchen. Sitting Room. Two Bedrooms. No Onward Chain. Viewing Advised.



# Bowles Court Westmead Lane Chippenham SN15 3GU

## Description

Welcome to this beautifully presented two-bedroom retirement apartment in the sought-after Bowles Court development. Offering generous proportions and a thoughtfully designed layout, this home provides comfort, convenience, and stunning views.

**Fantastic Size & Layout:** Entrance hall leading to a bright sitting room, modern kitchen, and a separate WC.

**Two Bedrooms:** Well-sized rooms, ideal for guests or a home office.

**Wet Room:** Stylish and practical for ease of use.

**Full-Width Balcony:** Enjoy uninterrupted views over the serene River Avon – perfect for relaxing outdoors.

**Contemporary Kitchen:** Fitted with integrated appliances and ample storage.

On-site restaurant and homeowners' lounge for socializing.

24-hour emergency call system and on-site staff for peace of mind.

Guest suite for visiting family and friends.

Beautifully landscaped communal gardens.

Convenient location close to Chippenham town centre, shops, and transport links.

This apartment combines independence with the reassurance of a supportive community, making it an ideal choice for retirement living.





## Accommodation

### 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.





Total floor area 79.6 m<sup>2</sup> (857 sq.ft.) approx.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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59 Market Place  
CHIPPENHAM SN15 3HL

Property Ref: CHM306423 - 0003

Tenure:Leasehold EPC Rating: B

Council Tax Band: E Service Charge: 10092.00

Ground Rent: 510.00

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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.

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