



**Connells**

Weaver House, Chantry Court  
Westbury



## Property Description

Connells are pleased to offer this Two Bedroom Apartment in sought after retirement development. Chantry Court in Westbury is located between the market place and main shopping street, but surrounded by a variety of trees providing privacy & seclusion.

Chantry Court offers many benefits which include:

- 24 Hour Manned Reception
- Guest Accommodation
- Well Tended Communal Gardens
- Library
- Residents' Lounge with Bar & Restaurant
- Ample Parking
- Residents Led Groups & Activities

A viewing is highly advised in order to appreciate & secure as this apartment is being Offered For Sale with No Onward Chain....

## Entrance Hall

Door from communal landing. Good size entrance hall. Radiator. Storage cupboard. Further storage cupboard housing gas fired boiler serving heating and hot water system. Doors to Lounge, Bedrooms & Wet Room.

## Open Plan Lounge & Kitchen

17' 3" max, 14'6 min x 15' 9" max ( 5.26m max, 4.45m min x 4.80m max )

AL shape room with window & Juliet Balcony. Radiator.

Kitchen area:

Comprising a range of wall and base units with work surfaces over & part tiled walls. Inset sink and drainer. Built in oven and inset hob with extractor over. Space for under counter appliances. Vinyl flooring.

## Bedroom One

14' 3" x 9' 11" ( 4.34m x 3.02m )

Window to front aspect. Radiator. Built in wardrobe.

## Bedroom One

13' 5" x 9' 6" ( 4.09m x 2.90m )

Window to rear. Radiator.

## Wet Room

Wet room comprising wall mounted shower, vanity wash hand basin with cupboard under & low level wc. Heated towel rail.

## Parking

Parking area to the front.

## Agents Note

Details below of what is included in the service charge.

### Housekeeping

One hour per week of light housekeeping in your home and a weekly bed linen laundry service. Extra housekeeping services are available but these will incur a charge.

### Maintenance / Repairs

On site maintenance can undertake small repairs and provide fire alarm / equipment checks. Upon moving in you will receive 3 hours free assistance to help with picture hanging, curtain / rails etc. the cost of day to day upkeep of the communal areas is also covered by the service charge.

### Telephone / Internet

The service charge covers your internal phone line rental and Wi-Fi. Residents' phone lines are free of charge for internal & external calls in the UK. International calls are charged separately. You do have the option to choose your own phone / WiFi provider and register the line with the service provider - this would be purchased separately and billed directly.

### Insurance, Maintenance & Repair

Chantry Court arrange for any external maintenance to your home, the village and it's facilities and insure all the buildings. Regular window cleaning [external] is also covered. Repair maintenance contracts are in place for lifts, kitchen equipment and other plant equipment. All necessary checks are completed regularly to comply with manufactures recommendations & legislative requirements.....

Please note that each owner is responsible internal maintenance / decoration, home contents insurance and internal window cleaning.

### 24 Hour On Call Response

Your home is equipped with an emergency call system which, when activated, will be answered by a member of the village team on duty.

### Village Team

Is responsible for the day to day running of the village and all it's amenities. Ensuring all aspects are constantly monitored to support the well being of the residents. They are also responsible for a programme of social activities and events in full collaboration with the residents.

Further information available - please ask, thank you.









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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01225 754391**  
**E [trowbridge@connells.co.uk](mailto:trowbridge@connells.co.uk)**

11 Fore Street  
TROWBRIDGE BA14 8HA

**EPC Rating: C**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/TWB306992](http://connells.co.uk/Property/TWB306992)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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