



Orchard Lodge Calne

£224,950



Orchard Lodge is a Churchill Retirement Living collection of luxurious one and two bedroom retirement apartments situated in the centre of the Wiltshire market town of Calne, providing an independent lifestyle with fewer maintenance worries.

Situation Calne

Calne, the 'Town of Discovery' is situated in the heart of the Wiltshire countryside. The town retains many buildings of historical interest, including St Marys, a beautiful example of a 12th Century Parish Church. Modern day Calne benefits from a weekly market and various sports and leisure facilities. There is also a selection of shops and supermarkets, a library, public and private schooling for all ages. Just outside the town is the village of Cherhill. Here you will find Wiltshire's most dramatic White Horse carved on the chalk hillside below an ironage fort. A short drive away are the UNESCO World Heritage Sites of Avebury, Silbury Hill, Stonehenge, Lacock Abbey and the Georgian City of Bath. A couple of miles away is Bowood House with beautiful gardens and luxury Hotel, Spa and Golf Resort.

There is good access to Bristol, Bath and Swindon thanks to the A4 and M4 and in the nearby town of Chippenham there is an excellent mainline service to London for commuters



GROUND FLOOR
525 sq.ft. (48.8 sq.m.) approx.

On Site Facilities

- On Site facilities include:
- Lodge Manager
- 24 Hour Support and Help
- Video Entry System
- Guest Suite
- Owners' Lounge with Coffee Bar
- Lift to all Floors
- Landscaped Gardens
- Free Parking

Agents Note

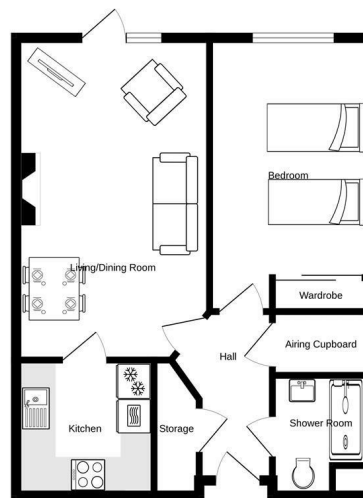
Photographs are taken from CGI's, on site facilities and show apartments at previous Churchill Retirement Living Developments.

Service Charge & Council Tax

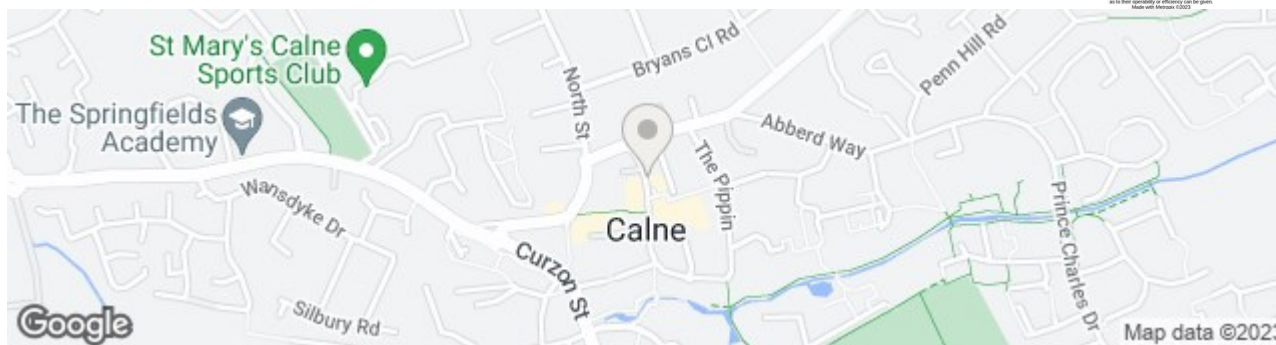
Please enquire for more details with regards to service charge and council tax.

Lease

999 year lease



TOTAL FLOOR AREA: 525 sq.ft. (48.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, stairs 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 is given as to their operability or efficiency can be given.



Energy Efficiency Rating		Current	Potential
100-109	A		
81-100	B		
62-80	C		
43-61	D		
25-42	E		
10-24	F		
1-9	G		
Non-energy efficient - higher heating costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
102-144	A		
81-101	B		
62-80	C		
43-61	D		
25-42	E		
10-24	F		
1-9	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

NOTE: These details are believed to be materially correct although their accuracy is not guaranteed and they do not form any part of a contract. All fixtures and fittings mentioned in these particulars are included in the sale, all others are specifically excluded. Measurements are given as a guide only and should not be relied upon for carpets and furnishings. The agent has not tested any of the services, fittings or equipment and so does not verify that they are in working order.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 is given as to their operability or efficiency can be given.