

COVER  
30  
YEARS OF  
MOVING  
PEOPLE

ATWELL  
MARTIN  
ESTATE AGENTS



Andrews Court, Chippenham SN15 4SN

£287,000

Cotswold House, situated at the heart of Andrews Court in Lyneham offers an exclusive development of One and Two Bedroom Retirement Apartments and Penthouses all Architect Designed to be your 'Independent Home for Life' exclusively for the over 55's.

### Cotswold House

Cotswold House, a brand new development, has been equipped with all the latest technology to aid comfortable and safe Independent Living and incorporates a Communal Lounge, Orangery and fully maintained Garden Area for socialising. Additional Extra Care Packages are also available to aid Independent Living, as and only when required, to enable this to be your 'Home for Life' avoiding the massive costs involved in Nursing Home Care.

Andrews Court also offers a Convenience Store, Costa Express, Off Licence, Fuel Station, Pharmacy and Inoculation Centre, Post Office, Tea Coffee & Cake Shop, Gift Shop, Florists, Ladies Hair Dressers, Veterinary Practice with Operating Theatre and a Tattoo Artists Studio. A Restaurant Building is also planned to be built very soon, housing a 'Take Away' Restaurant and a full Family Restaurant probably incorporating a Wine/Cocktail Bar. There will also be Electric Car Charging Points installed soon. All this, just steps away from your own front door.

### Situation & Accessibility

Andrews Court, Lyneham is situated between Royal Wootton Bassett and Calne within the beautiful Wiltshire Countryside and South Cotswolds and is just 10 minutes from the Swindon Junction 16 of the M4 Motorway, offering easy access to Bristol, Bath, Newbury, Reading and London. Public Transport via the No 55 Stagecoach Bus Service gives direct access to Swindon (including the fabulous Designer Outlet Centre and High Speed Rail Service to London), Royal Wootton Bassett, Calne, and Chippenham (with High Speed Rail Service to Bath, Bristol and the West Country).

### The Accommodation

Apartment 6, is an Architect Designed 'Bourton Style' Two Bedroom Apartment situated on the Ground Floor of Cotswold House and offers 720 sq ft of Luxury Accommodation featuring Underfloor Heating throughout, LVT Flooring and top quality Carpet to the King Sized Bedroom and Second Double Bedroom, Fully Tiled Wet Room with fittings and En-Suite door to Bedroom, fully equipped high quality 'Hacker' Kitchen with Siemens Oven, Microwave, Fridge/Freezer, Induction Hob, Extractor Unit and full size Dishwasher.



Data/Sky/TV/Radio connections in Lounge/Study/Dining Area. Utility Room with Siemens Washer/Dryer and optional second WC.

Fire Alarm, Fire Extinguishers, Smoke Extraction Systems, Passenger Lift, CCTV, Security Entry System and Communications Equipment.

You can access the Full Cotswold House Brochure at:- <https://www.andrewscourt.com/cotswold-house>

### Service Charge & Lease

Approximate Service Charge and Ground Rent just £60 per week to include:-

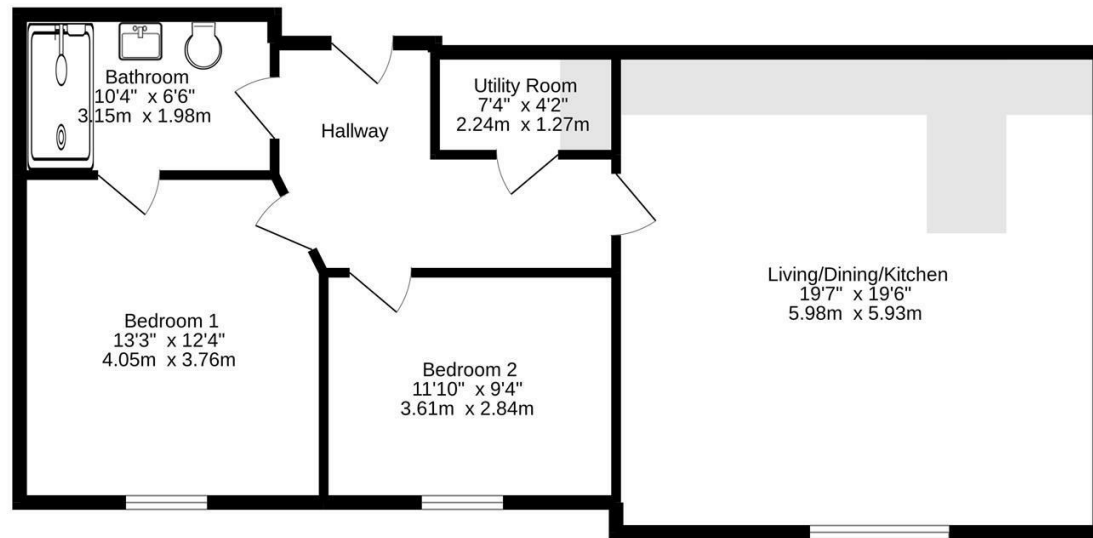
Communal Area Heating, Lighting and Cleaning, Building Contingency Fund, Admin and Office Costs, Ground Rent, Maintenance of Building, Parking Area,

Leasehold Period  
125 Years from Completion

**Council Tax**  
To be confirmed.

**Full Colour Brochure Link**

### GROUND FLOOR



TOTAL FLOOR AREA: 841 sq.ft. (78.1 sq.m.) approx.

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	79
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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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.

