



📍 3 The Fairways Malmesbury Road, Chippenham, Wiltshire, SN15 5LJ

🏠 £240,000

A modern and stylish two bedroom ground floor apartment with courtyard garden, which forms part of the highly regarded The Fairways development, a recently built retirement complex on the edge of Chippenham.

- Modern Ground Floor Retirement Apartment
- Two Double Bedrooms
- Excellent Condition
- Garden
- Development For The Over 55's
- Various On Site Facilities
- Flexible 24Hrs Assistance
- No Onward Chain

🏠 Leasehold

🏠 EPC Rating C



A modern and well-presented ground floor apartment which forms part of the highly regarded The Fairways development, a recently built retirement complex on the edge of Chippenham.

The apartment is accessed through a secure communal atrium. The property has its own front door and offers accommodation comprising; spacious entrance hall, good sized sitting/dining room with French doors opening onto a private garden, kitchen with modern units and some integrated appliances, master bedroom, a further bedroom and a wet room which can also be accessed from both the master bedroom and the hallway.

The property is double glazed throughout and is warmed by electric heating.

### Situation

The Fairways Retirement Village is situated along side the local Golf Course on the outskirts of the town offering views over the surrounding countryside. The Fairways has an impressive range of shared facilities giving the perfect opportunity to socialise and to enjoy the full range of activities which are available. There is a communal atrium which is home to a number of facilities including a Restaurant, Hair & Beauty Salon, Library with IT suite, Swimming Pool, Bowls, Mini Golf, Giant Chess, Snooker Room, Cinema Room, Shop, Gym and so much more. There are 3 lifts available within the complex or staircases to each floor which can be used as appropriate. The Fairways provides a wonderful opportunity to join a friendly community of like minded people, with all the freedom and independence of your own front door, ensuring that during retirement your life is as full as ever, with the added peace of mind that there is flexible levels of support available if or when you ever need it.

### Property Information

Council Tax Band: - D

Leasehold

Mains Water And Drainage

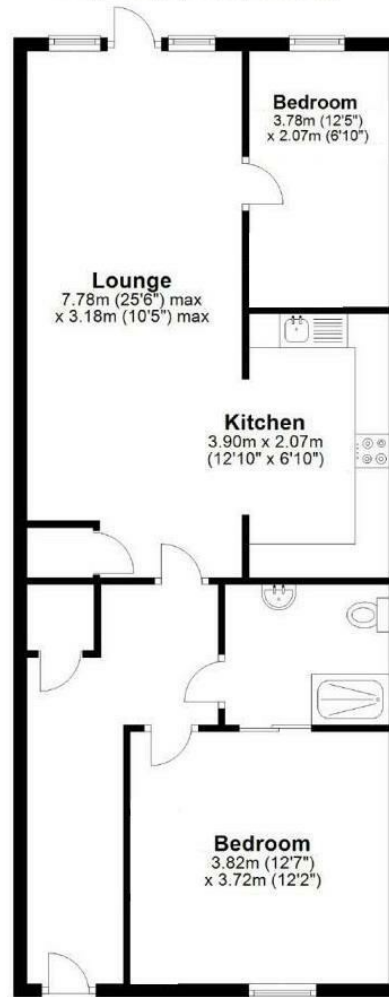
Electric Heating

EPC Rating: - C



### Ground Floor

Approx. 73.6 sq. metres (792.3 sq. feet)



Total area: approx. 73.6 sq. metres (792.3 sq. feet)

Illustration for identification purposes only, measurements are approximate, not to scale.  
Plan produced using PlanUp.

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.