



📍 8 The Fairways Malmesbury Road, Chippenham, SN15 5LJ

🏠 £199,950

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 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 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 the owned outside garden area, kitchen with modern units and some integrated appliances, master bedroom, a further smaller bedroom, both of which benefit from fitted wardrobes, 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

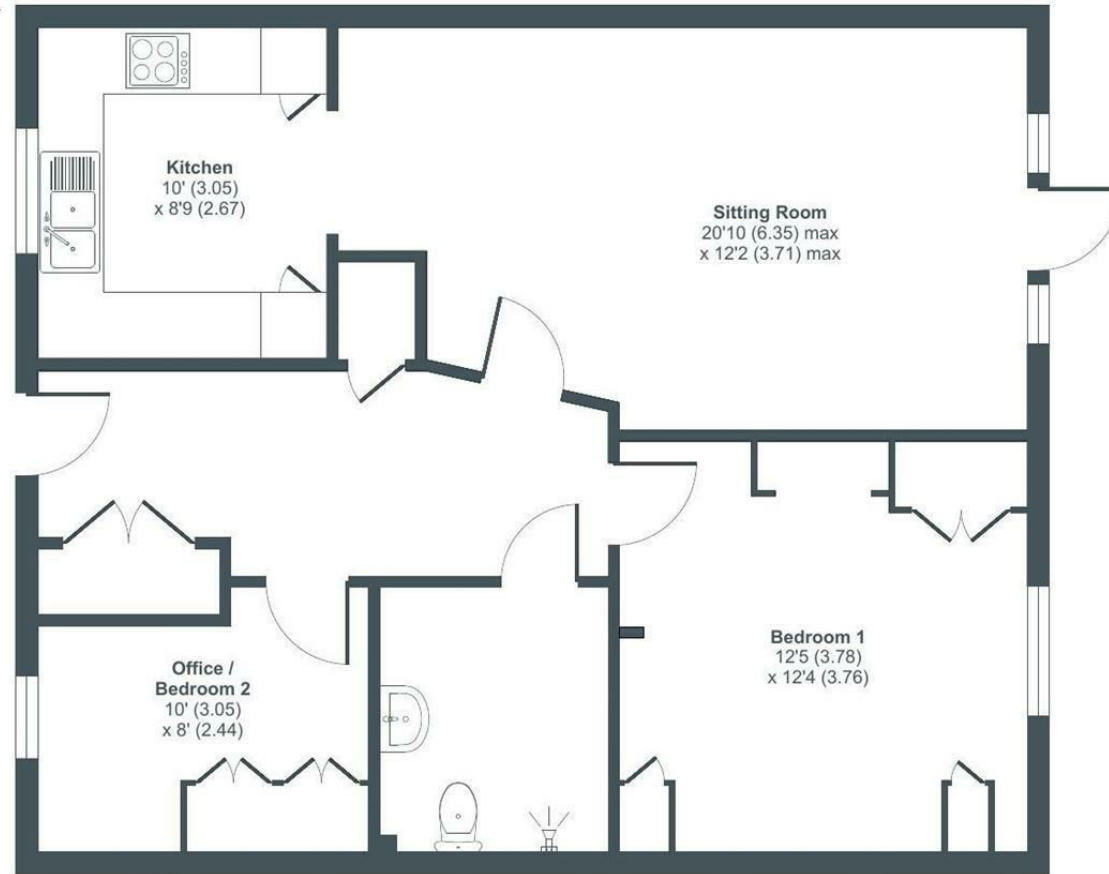
Electric Heating

EPC Rating: - C





Approximate Area = 745 sq ft / 69 sq m
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022.

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