



📍 3 Ivyfield Court Charter Road, Chippenham, Wiltshire, SN15 2QR

🔗 Offers In Excess Of £60,000

A one bedroom, ground floor apartment which forms part of Ivyfield Court, a retirement development for the over 60's, offering all the benefits of secure independent living within close proximity of the town centre.

- Ground Floor Retirement Apartment
- Available To Those 60 And Over
- One Bedroom With Built In Wardrobe
- Sitting/Dining Room
- Beautifully Maintained Communal Gardens
- Resident Estate Manager
- Communal Lounge & Laundry Room
- NO ONWARD CHAIN

🏠 Leasehold

🏠 EPC Rating D



Ivyfield Court is a retirement development for the over 60's, offering all the benefits of secure independent living and conveniently situated within walking distance of the town centre and amenities. NO ONWARD CHAIN

This ground floor apartment is situated close to the beautifully maintained communal gardens and offers accommodation comprising; communal entrance hall, private hallway, sitting/dining room, kitchen, double bedroom with built in wardrobe and a bathroom.

There is parking for residents and visitors (permit required). Further facilities include a lift, emergency pull cords, a resident estate manager, a communal lounge and a laundry room. The property is offered for sale with NO ONWARD CHAIN.

### **Situation**

Ivyfield Court is located just a few minutes walk from the town centre and all local amenities including a Public Library, Bus Station, Main Line Railway Station, Sports Centre with Swimming Pool, Doctor's Surgery and Hospital. The M4 motorway at Junction 17 offers good motor commuting to the major centres of Bath, Bristol, Swindon and London.

### **Property Information**

Council Tax Band: A

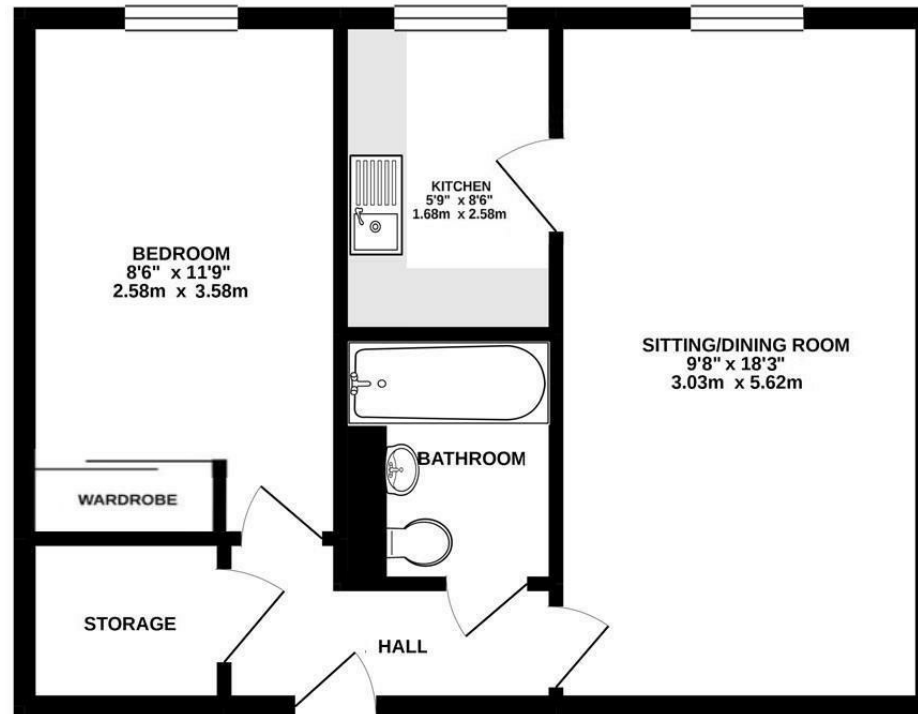
Tenure - Leasehold

Services - Mains water, electricity and drainage.

EPC Rating: D



GROUND FLOOR  
442 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA - 442 sq.ft. (41.0 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 as to their operability or efficiency can be given.  
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