





📍 47, Bowles Court Westmead Lane, Chippenham, SN15 3GU

🏠 £235,000

A superb second floor, two double bedroom apartment which forms part of the highly regarded Bowles Court assisted living development overlooking the River Avon in the centre of the town. No Onward Chain.

- Highly Regarded Assisted Living Development
- Two Bedroom Second Floor Apartment
- Large Balcony Overlooking The River Avon
- Wet Room & Separate Cloakroom
- Excellent Range Of Facilities
- Underfloor Heating & Triple Glazing
- Central Location
- No Onward Chain

🏠 Leasehold

🏠 EPC Rating B





A superb second floor apartment which forms part of the highly regarded Bowles Court assisted living development overlooking the River Avon in the centre of the town. Offered with No Onward Chain.

Designed exclusively with the over 70s in mind, this superb development allows you to carry on living independently in a home you own, with the help of on-site flexible care and support plus the benefit of a table service restaurant. In addition, there is 24 hour emergency call system, a laundry, guest suite, communal lounge, sun terrace, mobility scooter store and car parking (permit required). The apartment is situated on the second floor and enjoys a wonderful outlook over the River Avon. Benefits include underfloor heating and triple glazing.

The property offers accommodation comprises; communal hallway, private entrance and entrance hall with store off, good sized sitting / dining room which opens onto a large balcony with riverside views, kitchen with modern units and integrated appliances, large bedroom with built in wardrobe, further double bedroom, cloakroom and a wet room.

#### **Situation**

About 200 metres from the centre of town, Bowles Court is in the ideal spot. Conveniently located, Bowles Court is close to a variety of local supermarkets. The dynamic town centre boasts access to a local hospital and plenty of doctors surgeries. Banks, retail stores and independent shops are also in good supply. This historical market town also benefits from regular town markets. Places of interest in the local area are varied with John Coles Park, the Museum, the Heritage Centre and Chippenham Folk Festival just a few examples. For those interested in wider travel, transport links are strong with a regular bus service connecting residents to towns including Bath, Calne, Devizes, Trowbridge and Swindon. Rail links are also good and Chippenham railway station features along the main line to London Paddington. It also retains some impressive railway arches and architectural triumphs built by the famous engineer Brunel. As an ancient riverside market town, Chippenham also has plenty of historical intrigue for those interested in living in this area. Natural attractions are also found in abundance with the River Avon, the Cotswolds, Salisbury Plain and Birds Marsh (a large marshland of around 24 hectares or 29 acres) just a few places in the area you might like to visit.

#### **Property Information**

Council Tax Band; E

Leasehold

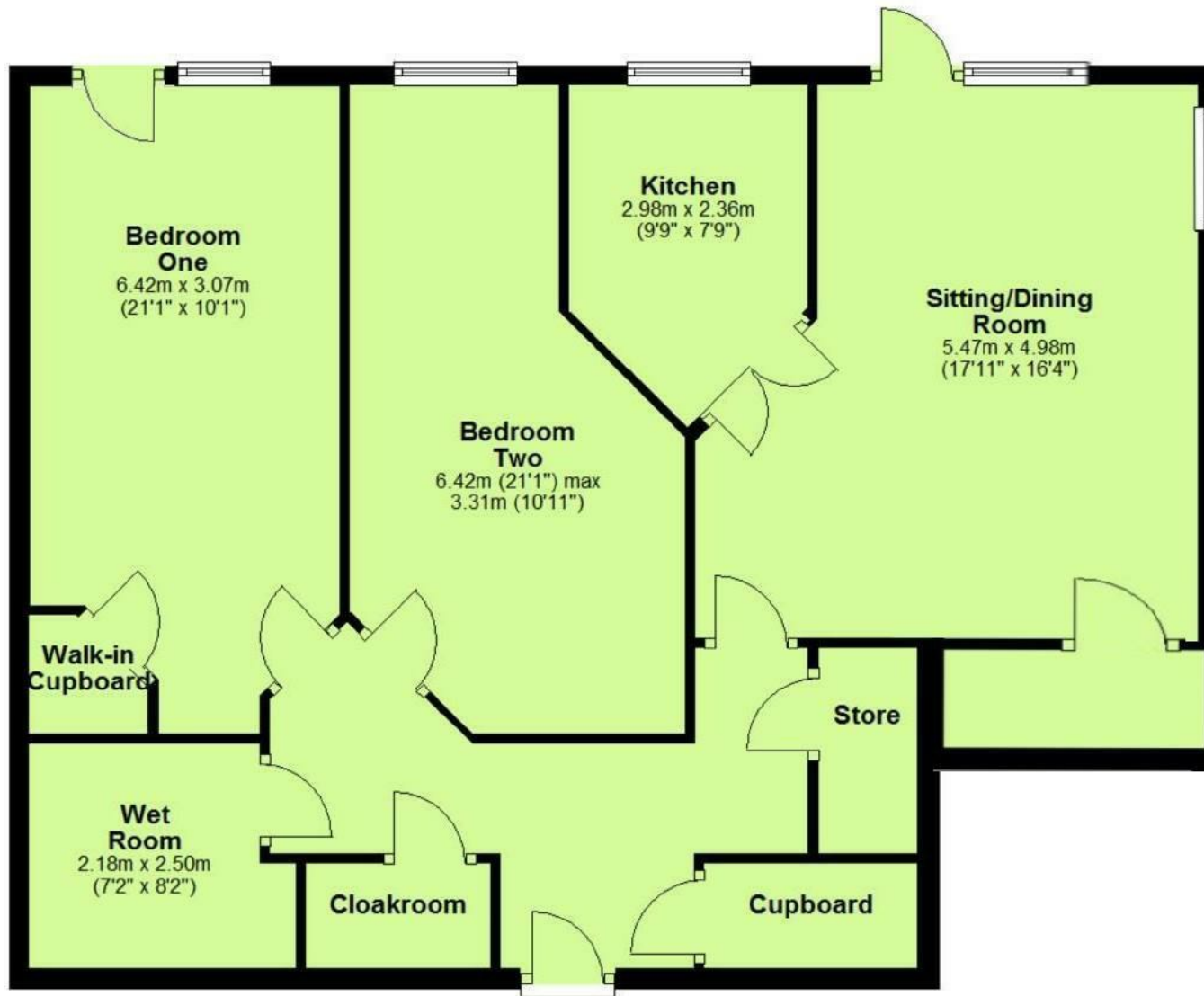
Mains Water, Electricity & Drainage

Underfloor Heating & Triple Glazing

EPC Rating; B

No Onward Chain





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