



📍 41, St Andrews Lodge The Causeway, Chippenham, Wiltshire, SN15 3HN

🏠 £335,000

A superb two bedroom top floor apartment, ideally positioned in the heart of Chippenham, in a newly established development for independent living for over 60's. St Andrew's Lodge is a collection of 46 one and two bedroom retirement apartments, built to the highest of specifications, perfectly combining contemporary accommodation, with town centre convenience.

- Stylish Two Bedroom Top Floor Apartment
- Contemporary Accommodation
- Exclusively for the Independent Over 60s
- 24 Hour Call Centre Support System
- Guest Suite for Friends and Family
- Secure Camera Entry System
- Lodge Manager
- Landscaped Gardens with Patio and Seating Areas
- Owners' Lounge with Coffee Bar
- Town Centre Location

🏠 Leasehold

🏠 EPC Rating B



A stunning two bedroom top floor retirement apartment, designed for over 60's with independent living in mind, set in the heart of Chippenham only a short walk into the town centre and its local amenities. Access via a communal entrance hall with a lift to all floors.

The property enjoys a hallway with camera entry system, spacious living room, a contemporary fitted kitchen with a range of integrated appliances, two double bedrooms, the principal bedroom with a walk-in wardrobe, a separate cloakroom, and family shower room. The elevated position offers far reaching views, including over the spire of St Pauls Church. The apartment is connected to a 24 hour support system with an on site Lodge Manager during working hours.

A beautifully designed Owners' Lounge with a coffee bar offers the perfect venue for entertaining or just a change of scene. There is also a fully furnished Guest Suite which provides an ideal space for your family and friends to stay.

Externally there are beautifully landscaped gardens maintained for you, giving you the perfect place to relax and enjoy an afternoon cup of tea, without having to worry about the maintenance and upkeep.

Situation

The property is ideally situated within this purpose built development in The Causeway just a few hundred metres from the centre of town and bus station. A variety of local supermarkets can be found nearby, along with a good supply of banks, retail stores and independent shops and for those looking for a taste of traditional life there are regular town markets. The town centre also boasts easy access to a local hospital as well as plenty of doctors and dental surgeries.

Property Information

Tenure - Leasehold

Lease Information - 999 Year Lease (995 Years Remaining)

Ground Rent: £625pa

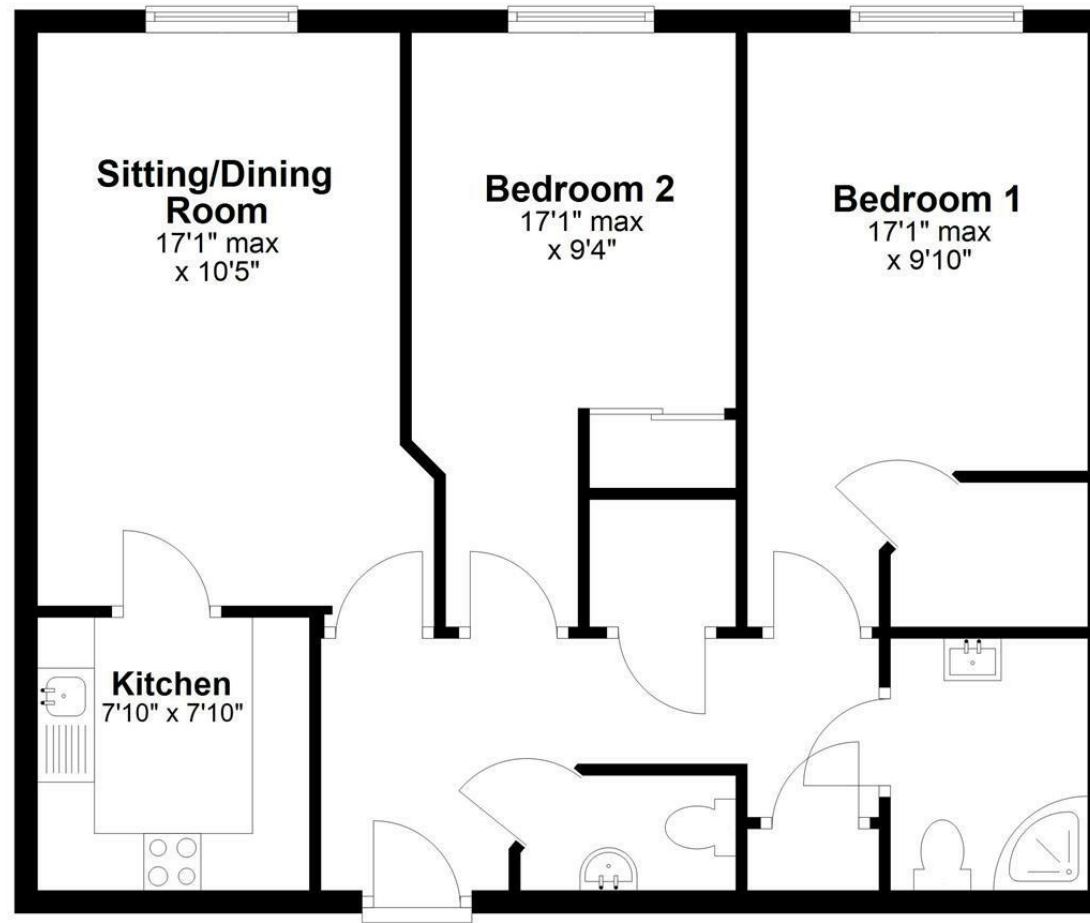
Mains Electricity, Water & Drainage

Council Tax Band - D

EPC Rating: B



Top Floor



Total area: approx. 746.2 sq. feet

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