





📍 31 The Fairways, Chippenham, Wiltshire, SN15 5LJ

🏷️ Asking Price £110,000

\*\*\* OPEN DAY AT 31 THE FAIRWAYS ON WEDNESDAY 19TH JUNE 2024 FROM 11.00AM UNTIL 3.00PM PLEASE CALL US TO BOOK AN APPOINTMENT FOR YOU TO VIEW AND HAVE A LOOK AROUND THE RETIREMENT VILLAGE AND SEE THE FACILITIES THE DEVELOPMENT HAS TO OFFER \*\*\*

- First Floor
- One Bedroom
- Well Presented
- Courtyard Patio Terrace
- Development For Over 55's
- Flexible 24Hrs Assistance
- Various On Site Facilities
- No Onward Chain

🏠 Leasehold

🏷️ EPC Rating C



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One bedroom first floor apartment with easily maintainable private patio terrace providing some outside space offering spacious and well presented accommodation arranged over one floor. The apartment is situated within The Fairways Retirement Village (available to over 55s) which comprises 75 individually crafted custom-built apartments in a number of different styles. All the apartments are arranged around a light and airy atrium, the perfect setting for you to meet up with friends and enjoy a cup of coffee, or perhaps even a game of bowls, putting or giant chess. There are a number of on site facilities which include residents lounge, restaurant, spa, swimming pool, Jacuzzi, well equipped gym, snooker room and cinema. The apartment offers well presented accommodation comprising entrance hall, lounge with door opening to the patio terrace and a large, useful storage cupboard, stylish kitchen with a range of wall and base units and built in washer/dryer, bedroom and wet room. NO ONWARD CHAIN.

#### Development Description

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 4 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 Situation

The Fairways is situated a few minutes drive south of the M4 Junction 17 and is only about 25 minutes drive from Cribbs Causeway, Swindon and Bath respectively. Morrisons Supermarket is only a stones throw away. The Fairways offers a shuttle bus service available daily giving access to the town centre with all local amenities and further Supermarkets including Waitrose, Sainsburys and Tescos. There is a mainline railway station in nearby Chippenham.

#### Facilities

The Fairways Retirement Village is a dynamic community of 75 individually crafted custom-built apartments in a number of different styles. All the apartments are arranged around a light and airy atrium, the perfect setting for you to meet up with friends and enjoy a cup of coffee, or perhaps even a game of bowls, putting or giant chess. You'll also find the Young at Heart Wellness Spa featuring a swimming pool, Jacuzzi, and a well equipped gym as well as a snooker room and cinema. The comfy residents lounge and the Restaurant are the perfect places to meet up with friends or find a quiet corner to watch the world go by.



## First Floor

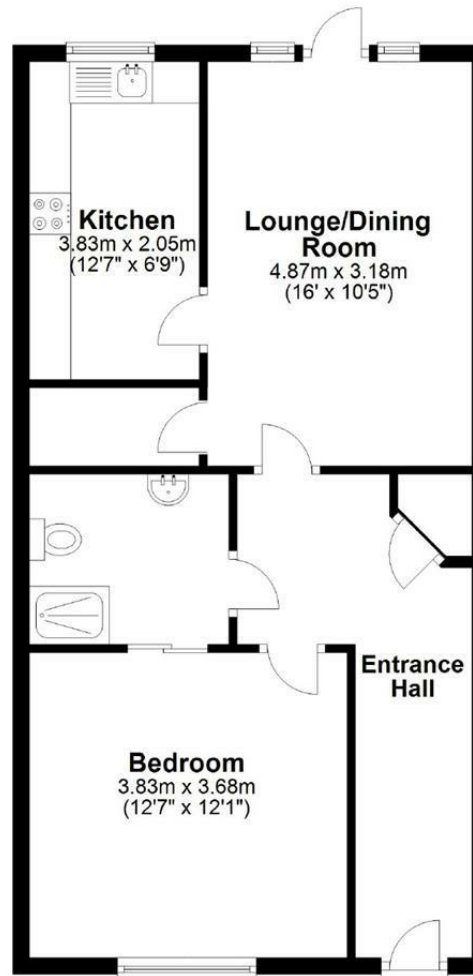


Illustration for identification purposes only, measurements are approximate, not to scale.  
Plan produced using PlanUp.

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