





📍 27 Birch Close, Wadswick Green, Corsham, Wiltshire, SN13 9GQ

🏷️ Asking Price £395,000

A luxury first-floor, two-bedroomed pre-owned retirement apartment operated by Rangeford Villages. Situated in a stunning courtyard surrounded by open countryside providing a generous 967sq ft of accommodation.

- 2 Bedroom Retirement Luxury Apartment
- En-suite & Balcony
- Swimming Pool & Spa Facilities
- Restaurant & Coffee Shop
- Rangeford Domiciliary Care
- Services Available
- No Onward Chain

🏠 Leasehold

🏠 EPC Rating B



A luxury first-floor, two-bedroomed pre-owned retirement apartment operated by Rangeford Villages. Situated in a stunning courtyard surrounded by open countryside providing a generous 967 sq ft of accommodation. This contemporary, leasehold property features a large open-plan living space with floor-to-ceiling double-aspect picture windows. The lounge area has access to west west-facing balcony. The fully fitted kitchen with strip lighting under the kitchen units, also comes with integrated Bosch appliances including an electric oven, ceramic hob, dishwasher, and combined washing machine/tumble dryer. Special features include a mobile island providing flexible and versatile working space. Two double bedrooms with fitted carpets. The master bedroom has an en-suite with a walk-in shower, heated towel rail, mirror with integrated shaver point, and feature lighting. There is a spacious second double bedroom. The family bathroom has a bath, basin, and heated towel rail. The apartment benefits from thermostatically controlled room underfloor heating throughout, 8ft 2in ceilings, hardwood flooring in the large living areas. Window dressings in the kitchen and lounge are included. The dimensions shown on the floor plan are approximate and individual apartment dimensions will be confirmed upon reservation. Please note, that the apartment is sold unfurnished apart from the fittings described. Other charges apply in addition to the purchase price: Annual Service Charges and Event Fees are payable in addition to the purchase price. Please ask the Wadswick Green Sales Advisors for details. Rangeford Care is based within the village and provides outstanding domiciliary care plans to residents who require more support to manage their daily lives.

### **Situation**

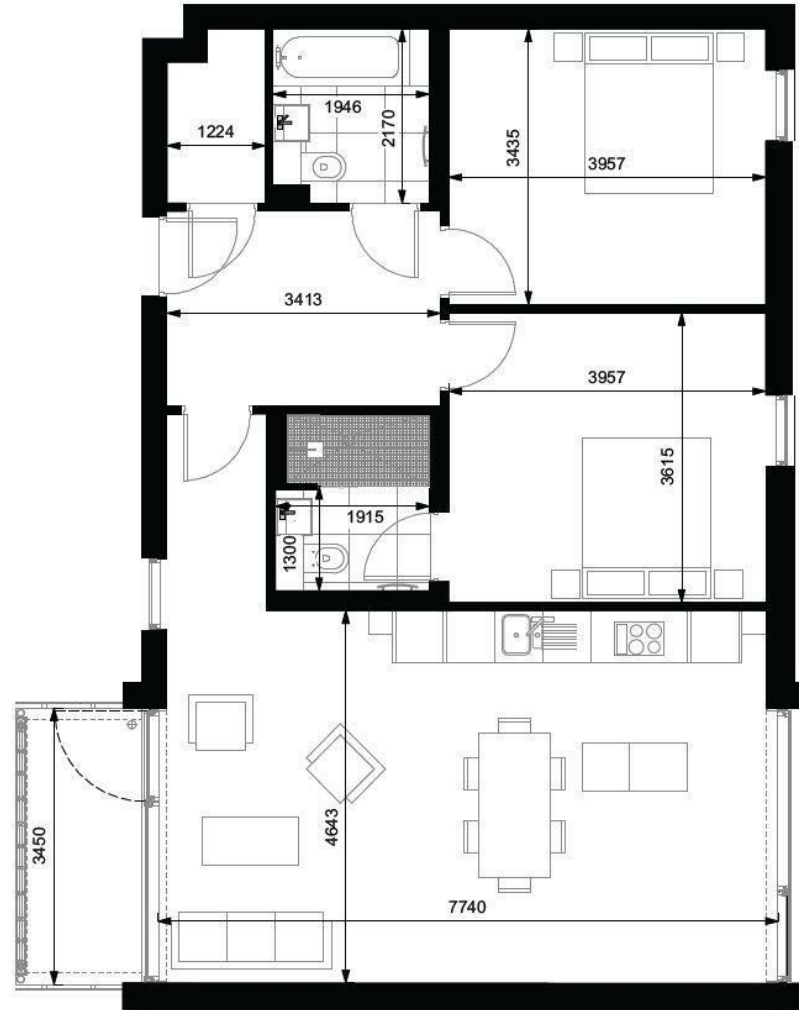
Set in the stunning Wiltshire countryside, in 25 acres of beautifully landscaped grounds, Wadswick Green is a place where you can enjoy the comfort and convenience of living in a contemporary new village for people over 60 years of age. Here you can continue to live life to the full and if there's a time when you need more support, help is at hand.

### **Property Information**

Council Tax Band: E  
Leasehold  
Mains Services  
EPC Rating: B  
No Onward Chain







Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.