



📍 35 Ash Lane, Wadswick Green, Corsham, Wiltshire, SN13 9GJ

🏠 Asking Price £640,000

A luxury ground-floor, two-bedroomed pre-owned retirement apartment operated by Rangeford Villages. Situated in a stunning courtyard surrounded by open countryside, providing a generous 1232.25 sq ft of accommodation

- 2 Bedroom Ground Floor Luxury Retirement Apartment
- Luxury En-suite & Private Balcony
- Concierge & Transport Service
- Residents only Swimming Pool, Gym & Spa Facilities
- Award Winning Greenhouse Restaurant & Coffee Shop
- Rangeford Domiciliary Care

🏠 Leasehold

🏠 EPC Rating B



A luxury two-bedroomed pre-owned retirement apartment operated by Rangeford Villages, situated with stunning countryside views surrounding the apartment, providing 1232.25 square feet of accommodation. This contemporary, leasehold ground floor property features a large open-plan living space with floor-to-ceiling double aspect picture windows with electric blinds fitted and views over the landscaped gardens and countryside beyond. The lounge area has access to a south-facing balcony. The Kitchen/Dining area has a bespoke built-in bookcase containing shelving and cupboards, including an integrated working space. The fully fitted white kitchen comes with integrated Neff appliances, including an electric oven, induction hob, combination microwave oven, dishwasher, and fridge/freezer. A customized feature is a large purpose-built island with a grey stone top and space for two stools. There is a separate laundry area with a washing machine, tumble dryer and shelving. Two double bedrooms, with fitted carpets. The master bedroom has large bespoke-fitted wardrobes and benefits from an en-suite with floor-to-ceiling tiles and a walk-in shower, heated towel rail, and a large mirror-front illuminated bathroom cabinet, a shaver/electric socket and a vanity unit with drawers. The second double bedroom also has fitted wardrobes. The family bathroom has a bath, basin and heated towel rail plus a large mirror-front illuminated bathroom cabinet with shaver/socket. The apartment benefits from thermostatically controlled underfloor heating throughout, 2.49m ceilings, and oak hardwood flooring. The stunning views surrounding the property enhance the tranquil atmosphere of this thoroughly modern light and bright apartment. Please note that apart from the kitchen fittings supplied, the apartment is sold unfurnished. Other charges apply in addition to the purchase price: Annual Service Charges and Event Fees are payable in addition to the purchase price.

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



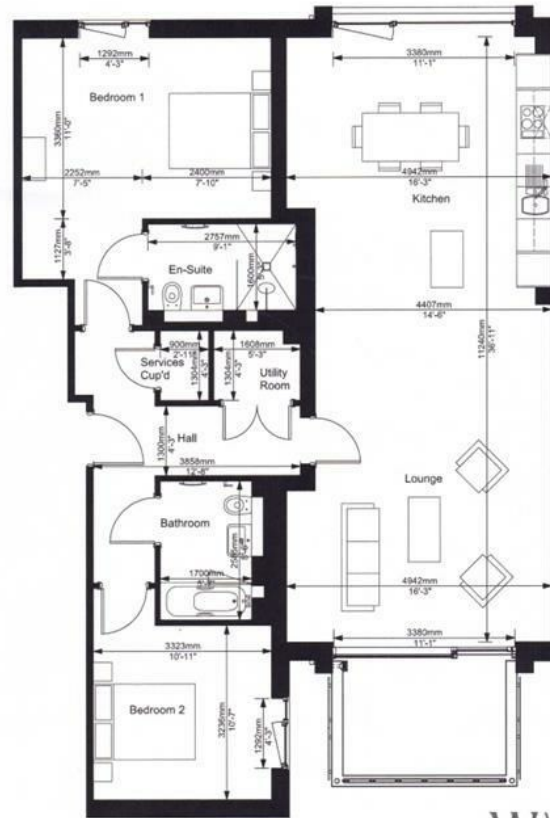
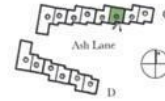
Plot 35, Ash Lane, SN13 9GJ

Broughton - Apartment Type 2A Location Plan - Ground Floor

2 Bed Apartment

Gross internal floor area:
114.48 sqm
1232.25 sqft =

Balcony Aspect S



W Wadswick
Green

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 firm's 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.

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