



📍 37 Rowan Lane, Wadswick Green, Wadswick, Wiltshire, SN13 9GN

📄 Offers In Excess Of £425,000

A luxury second-floor, two-bedroom pre-owned retirement apartment operated by Rangeford Villages. Situated in a stunning courtyard surrounded by open countryside, providing a generous 1023 sq ft of accommodation.

- Luxury Retirement Apartment
- 2 Bedrooms
- En-suite & Balcony
- Stunning Courtyard Setting
- Second Floor
- Swimming Pool & Spa Facilities
- Restaurant & Coffee Lounge
- Rangeford Domiciliary Care

🏠 Leasehold

🏠 EPC Rating B



A luxury second-floor, two-bedroom pre-owned retirement apartment operated by Rangeford Villages. Situated in a stunning courtyard surrounded by open countryside, providing a generous 1023 sq ft of accommodation. This contemporary, leasehold property features a large open-plan living space with a lounge area benefiting from a bespoke built-in unit and dual aspect floor-to-ceiling picture windows. The fully fitted kitchen, which also comes with integrated Bosch appliances including an electric oven, induction hob, microwave oven, dishwasher and combined washing machine/tumble dryer. A special feature is the mobile island providing a flexible and versatile working space with an integrated wine rack. Two double bedrooms, the master bedroom has an en-suite with a walk-in shower, a basin with under cupboard, a shaver point and feature lighting. Bedroom two, with a west-facing balcony, benefits from having double doors through to the lounge. Both bedrooms have extensive fitted cupboards providing ample hanging space and storage. Family bathroom, with basin and heated towel rail. The apartment benefits from thermostatically controlled room underfloor heating, with light oak hardwood flooring or carpet throughout. The dimensions shown on the floor plan are approximate, and individual apartment dimensions will be confirmed upon reservation. Please note, 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 Fee are payable in addition to the purchase price. Please ask the Wadswick Green sales Advisors for details.

Situation

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

Rangeford Care

Rangeford Care which is based within the village provides outstanding domiciliary care plans to residents who require more support to manage their daily lives. (Additional charges apply) *** Annual service charges, ground rent and Deferred Event Fee are payable in addition to the purchase price. Please ask the Wadswick Green Sales Advisor for further details***

Property Information

Council Tax Band: E

Leasehold

Mains Services

EPC Rating: B

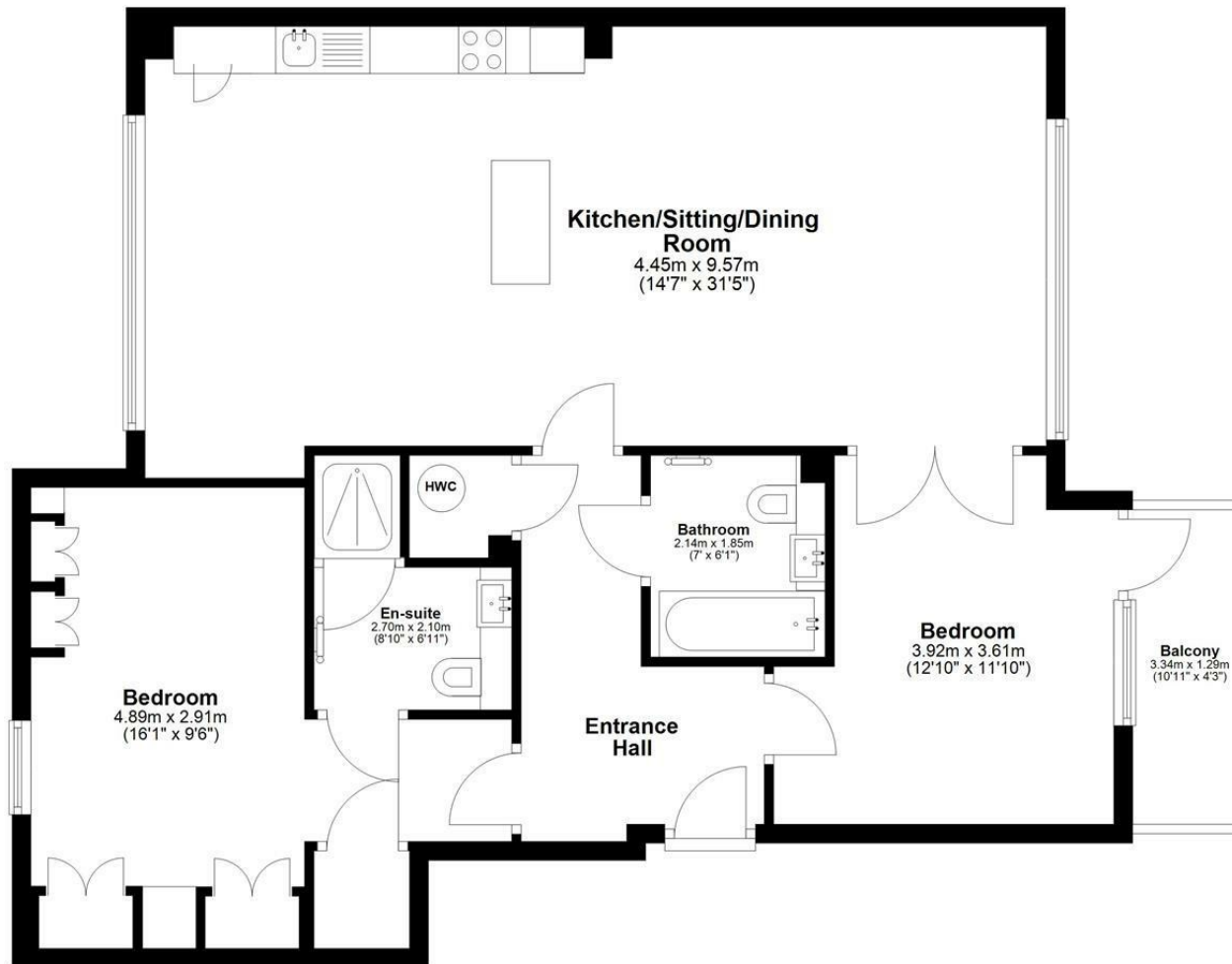
Disclaimer

The dimensions shown on the floor are approximate, and individual apartment dimensions will be confirmed upon an agreed sale. Please note, apart from the kitchen fittings described and window dressings, the apartment is sold unfurnished.



Ground Floor

Approx. 93.6 sq. metres (1007.0 sq. feet)



Total area: approx. 93.6 sq. metres (1007.0 sq. feet)

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.