



# 42 Castle Lodge, Chippenham, SN15 3YY

GOODMAN WARREN BECK

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Price Guide £150,000

A considerably enhanced top floor corner apartment enjoying far reaching views over the town offered with no onward chain. Benefits now include a dual aspect light and airy sitting/dining room with contemporary style fireplace and lighting, kitchen with integrated appliances, refitted shower room and large bedroom with an extensive range of fitted furniture and double wardrobe. Other attributes include modern electric heating and uPVC double glazing.

## Situation

The development is accessible to all amenities including full medical facilities, High Street shops and independent retailers, banks and building societies, Post Office and Library. The town also offers a vibrant and colourful weekly street market and a bi-monthly farmers market, with produce from local growers and suppliers.

The town is just south of the M4 motorway, giving easy access to London, Bristol and South Wales. Chippenham boasts that it is one of the West Country's most dynamic and thriving market towns. Surrounded by history and nestled on the banks of the River Avon, Chippenham lies between the Marlborough Downs to the east, the Cotswolds to the north and west, and Salisbury Plain to the south. Surrounding the town are a number of villages including Lacock, Biddestone and Castle Combe. Chippenham is easily accessible by bus and rail. It is on the mainline route from London Paddington to the West Country and offers regular bus services to Bath, Trowbridge, Swindon, Calne and Devizes. Further, there is a national coach service connecting Chippenham to London, Wales, the South West, Midlands and East Anglia.

## Accommodation Comprising

### Communal Entrance

Communal entrance with security entry phone system. Lift giving access to all floors with private entrance door to:

### Entrance Hall

Large walk in storage cupboard with cloak hanging space also houses the water tank and electric meter. Monitored call system. Doors to:

### Laundry Room

Communal laundry facilities, which are available to all Owners. The costs of running the laundry, including servicing and repairs, are paid for through the service charge.

### Parking

There is a residents parking area and spaces are provided free of charge.

### Directions

From our Office in the Market Place proceed past the bus station and Castle Lodge will be found on the right. Turn right at the junction into Gladstone Road and after 50 yards turn right at the end of the building. This leads to the parking and entrance to the apartments.

## Sitting/Dining Room

Double glazed windows to rear and side. Wall and recessed ceiling lights. Duplex quantum heater and contemporary electric fireplace. Telephone point. Television/DAB radio/Sky TV point. Door to:

## Kitchen

Double glazed window to rear. Rolled edge work surfaces with tiled splash backs and inset single bowl single drainer stainless steel sink unit. Range of drawer and cupboard base units and matching wall mounted cupboards. Built-in eye level electric oven and hob with extractor over. Integrated fridge and freezer.

## Bedroom

Double glazed window to rear, wall mounted electric fire Built-in double mirrored sliding wardrobe, dressing table and drawers. Wall mounted electric heater.

## Shower Room

White suite comprising corner shower cubicle, vanity wash basin with cupboard under and close coupled WC. Wall mounted heater. Heated towel rail. Extractor fan. Tiling to the principal areas.

## Other Facilities

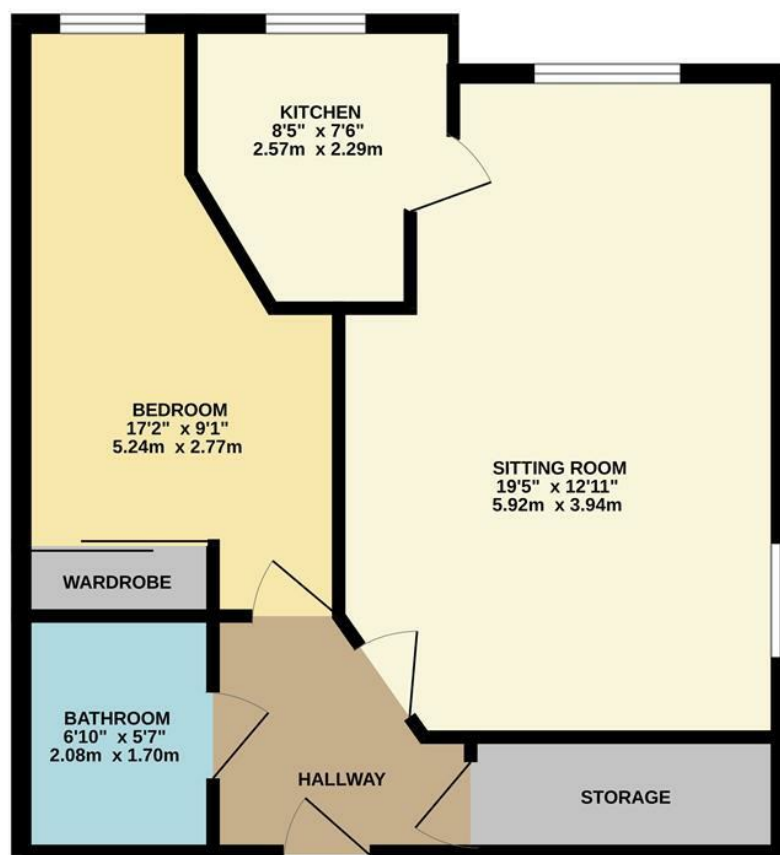
### Residents Lounge

Large open plan area on the ground floor.

### Guest Suite

A Guest Suite is provided for visiting relatives or friends and a charge is made for its use. Reservations are arranged via your Lodge Manager. Priority may be given to a visitor helping a sick Owner.

GROUND FLOOR



## ENERGY PERFORMANCE GRAPHS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Council Tax Band: A

Tenure: Leasehold

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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