



# 29 Castle Lodge, Gladstone Road, Chippenham, SN15 3YY

GOODMAN WARREN BECK

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A well presented second floor apartment enjoying a quiet rear aspect and situated in the stylish and sought after Castle Lodge development of retirement apartments designed for those aged sixty and upwards, ideally located in the centre of Chippenham. The apartment benefits from entrance hall with large walk-in storage cupboard and airing cupboard.,sitting/dining room, fitted kitchen with a range of integrated appliances, refitted shower room and double bedroom with built-in wardrobes. In addition there are numerous personal safety features including a care and support system. There is also a large communal lounge, laundry room and guest suite. Externally there is a small cummunal garden with seating and parking area.

Price Guide £150,000

## Situation

The development is conveniently situated opposite the bus station, close to the library and the bustling town centre offering a wide range of amenities. A short walk away is the River Avon and Monkton Park with riverside walks, cycleways and a nine hole golf course. Pedestrian access leads on through to the mainline railway station linking within 15 minutes to the Georgian City of Bath as well as London Paddington in just over an hour. M4 J.17 is c.5 miles north of Chippenham.

## Accommodation Comprising:

Communal entrance with stairs and lift rising to second floor. Entrance door to:

### Entrance Hall

Door to airing cupboard housing hot water tank. Built-in storage cupboard. Multi glazed door to Sitting/Dining Room.

### Sitting Room/Dining Room

Double glazed windows to rear, electric storage heater Telephone point. Television/DAB radio/Sky TV point. Door to:

### Kitchen

Double glazed window to rear. Rolled edge work surfaces, partly tiled 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. Electric night storage heater. Built-in mirrored fronted sliding wardrobes.

## Shower Room

White suite comprising double shower cubicle, vanity wash basin with cupboard under and close coupled WC. Wall mounted heater.

## 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.

### 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.

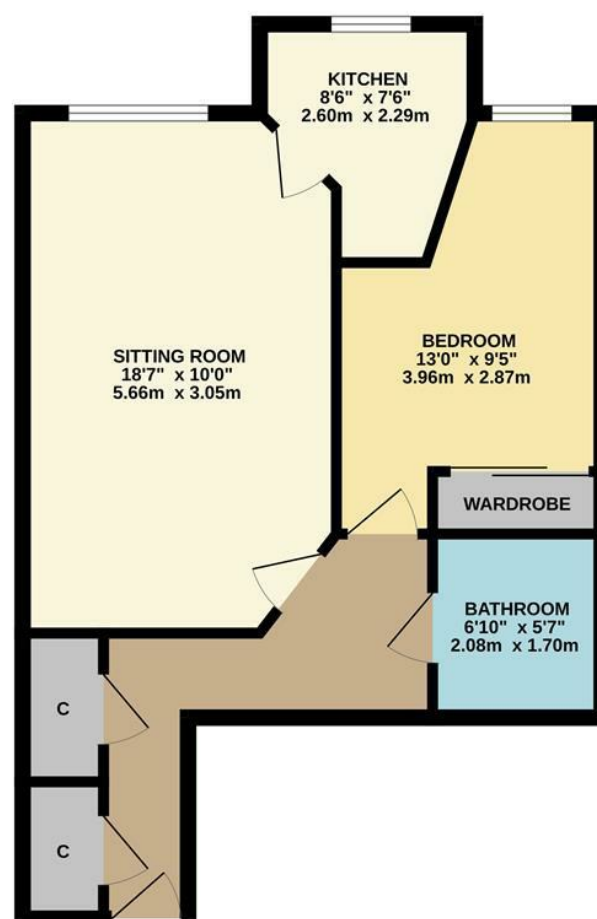
### Parking

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

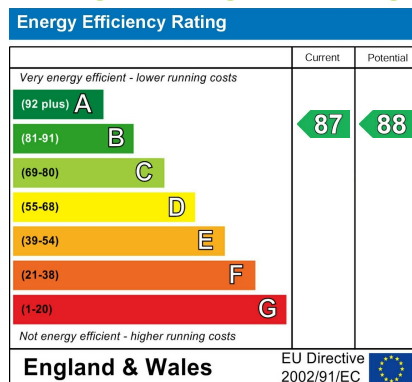
### Directions

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.

GROUND FLOOR



## ENERGY PERFORMANCE GRAPHS



Council Tax Band: A

Tenure: Leasehold

While 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. Made with Metropix ©2023.

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