

# 38 Castle Lodge, Chippenham, SN15 3YY

GOODMAN WARREN BECK

64 Market Place  
 Chippenham, Wiltshire SN15 3HG  
 Tel 01249 444449 | Fax 01249 448989  
 Email info@goodmanwb.co.uk

Price Guide £140,000

A well presented top floor retirement apartment enjoying south facing far reaching views over the town offered with no onward chain. Benefits include a sitting/dining room with feature fireplace with electric fire, kitchen with integrated appliances, refitted shower room and large bedroom with built-in double wardrobe. The apartment is conveniently situated adjacent to the lift and also offers 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 Comprises

### Communal Entrance

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

### Reception Hall

Dado rail. Large walk in storage cupboard with shelving that also houses the water tank and electric meter. Monitored call system. Doors to:

### 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.

### Communal Garden

Paved seating area with raised flower beds and borders to front of property enclosed by stone walling and railings.

### Parking

There is a residents and visitors parking bays and spaces are provided free of charge, along with mobility scooter parking with charging points.

### 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

Window to front enjoying far reaching views over the town. Feature fireplace with electric coal effect gas fire in wood surround with marble inset and hearth. Wall mounted electric convector heater. TV aerial point. Telephone point. Multipane glazed door to:

### Kitchen

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. Built-in halogen hob with extractor hood over. Integrated Freezer and space for fridge/freezer. Wall mounted convector heater.

### Bedroom One

Window to front enjoying far reaching views over the town. Wall mounted electric convector heater. Built-in wardrobes with mirror fronted sliding doors.

### Shower Room

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

### Other Facilities

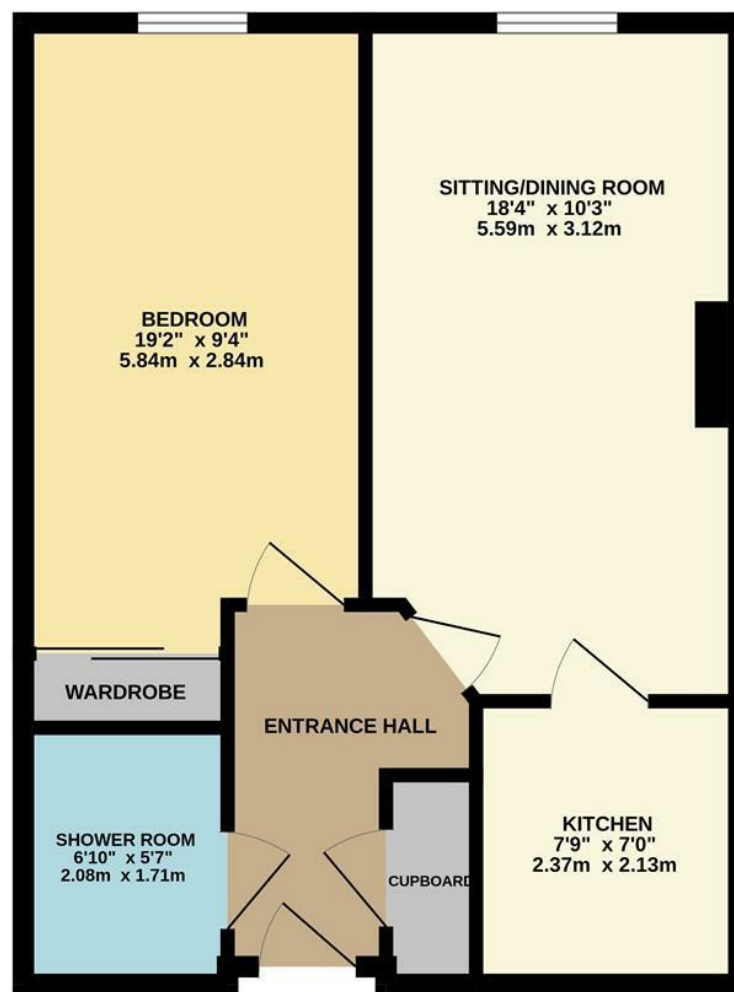
### Residents Lounge

Large open plan area on the ground floor.

### 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.

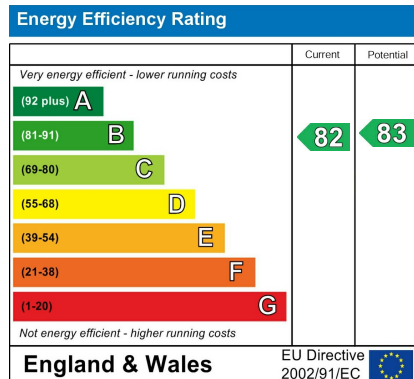
GROUND FLOOR  
 512 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA : 512 sq.ft. (47.5 sq.m.) approx.

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.  
 Made with Metropix ©2023

## ENERGY PERFORMANCE GRAPHS



Council Tax Band: A

Tenure: Leasehold