

46 Bowles Court, Chippenham, SN15 3GU

GOODMAN WARREN BECK

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Price Guide £235,000

NO ONWARD CHAIN! A well presented two bedroom second floor apartment with its own balcony overlooking the River Avon situated within this sought after McCarthy & Stone development for the over 70's in the heart of Chippenham. Bright and airy accommodation offering a spacious entrance hall, spacious sitting/dining room with a door opening onto the balcony, modern well appointed kitchen with a range of integrated appliances, generous size master bedroom with walk-in wardrobe and door opening onto the balcony, second double bedroom, a well appointed wet room and separate WC. The balcony is a particular feature of this apartment along with other benefits to include triple glazing and underfloor heating.

Situation

Just 200 metres from the centre of town, this development is in the ideal spot. A variety of local supermarkets can be found nearby and the town centre also boasts access to a local hospital and plenty of doctors surgeries. Banks, retail stores and independent shops are also in good supply and there are even regular town markets held for those looking for a taste of traditional life.

Places of interest in the local area are varied, with John Coles Park, the Museum and Heritage Centre and Chippenham Folk Festival just a few examples. For those interested in wider travel, transport links are strong with regular bus services connecting residents to towns including Bath, Calne, Devizes, Trowbridge and Swindon. Rail links are also good and Chippenham railway station features along the main line to London Paddington. It also retains some impressive railway arches and architectural triumphs built by the famous engineer Brunel.

As an ancient riverside market town, Chippenham also has plenty of historical intrigue for those interested in living in this area. Natural attractions are also found in abundance, with the River Avon, the Cotswolds, Salisbury Plain and Birds Marsh (a large marshland of around 24 hectares or 29 acres) being just a few places in the area you might like to visit.

Accommodation Comprising:

Secure communal entrance lobby with lift up to all floors.

Spacious Entrance Hall

Telephone entry system. Door to walk-in boiler cupboard. Doors to Sitting Room, Bedrooms, Bathroom and Cloakroom. Lifeline pull cord.

Sitting/Dining Room

Triple glazed full height window and door opening onto the balcony. Glazed double doors leading to Kitchen. Walk-in storage cupboard. Television and telephone aerial point.

Kitchen

Fitted with a range of matching wall and base units comprising of cupboards and drawers. Single drainer stainless sink unit. Built-in four ring electric hob with extractor over. Eye-level electric oven. Built-in fridge/freezer.

Bedroom One

Triple glazed door and full height window to rear opening to balcony. Walk-in wardrobe with hanging rail and shelving. Television and telephone point.

Bedroom Two

Triple glazed window to rear.

Shower Room

Walk-in shower cubicle. Close coupled WC. Wash basin set into vanity unit with cupboard under. Light up mirror with shaver point. Non slip flooring. Tiling to principal areas. Lifeline pull cord.

Cloakroom

Close coupled WC. Pedestal wash basin. heated towel rail. Non slip flooring.

Balcony

Decked balcony with glass balustrade overlooking the river.

Retirement Living Plus

Whatever the reason for leaving your current home, you will soon discover the benefits of Retirement Living Plus, formerly known as Assisted Living.

With McCarthy & Stone, everything is designed to let you get the most out of life. You can relax in the knowledge that with Retirement Living Plus there is someone there day and night, should you need assistance in an emergency. The real benefit is that you can carry on living independently but should you need a bit of support, now or in the future, there is a qualified and reliable team right on your doorstep.

- * 24 hour on-site management to give you around the clock help and support in an emergency;
- * Estate Manager and YourLife team to ensure you get all the care and support you need;
- * Domestic Assistance to help you with jobs like dusting, vacuuming or changing the bed (one hour per week is included in your service charge);
- * Personal care packages from 15 minute increments, which are totally flexible and can be organised with the YourLife team.

Facilities on Site

- * 24 hour emergency call system
- * 24 hour, 365 days a year on-site staffing
- * Car parking available on site to permit holders
- * Domestic assistance
- * Estates Manager
- * Function room
- * Guest suite
- * Homeowners' lounge
- * Laundry Room
- * Lift to all floors
- * Table service restaurant
- * Viewing deck
- * Wheelchair accessibility
- * Mobility scooter store

Residents Lounge and Viewing Deck

If you fancy a cup of tea or coffee with your new neighbours, you can join them in the homeowners' lounge.

On a sunny day, it's lovely to spend some time on the viewing deck, which benefits from access from both the homeowners' lounge and the restaurant. It will be the perfect place to relax and unwind, whilst enjoying the pleasant views over the River Avon.

Restaurant

Central to the development is the table service restaurant where you can purchase a three course meal for a subsidised price. It's a lovely place to meet up with other homeowners and a nice treat if you do not want to cook for yourself. The restaurant serves freshly prepared lunches daily for you, your family and friends, using locally sourced ingredients and catering for special dietary requirements. If you are planning a special occasion or celebration, you are welcome to book the function room and talk to the chef who will be happy to devise a menu for you. If you are not feeling well then meals can be served in your apartment.

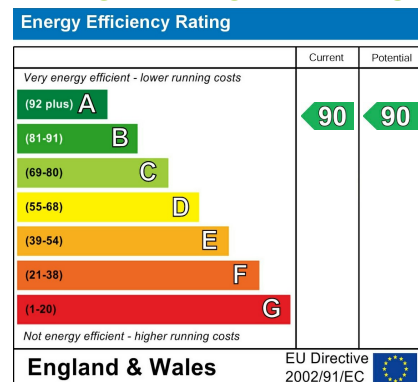
Car Parking

Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Directions

From our office in the Market Place proceed along Timber Street and at the junction with Gladstone Road turn right. Just before the bridge over the River Avon turn left into Westmead Lane where Bowles Court can be found after a short distance on the right.

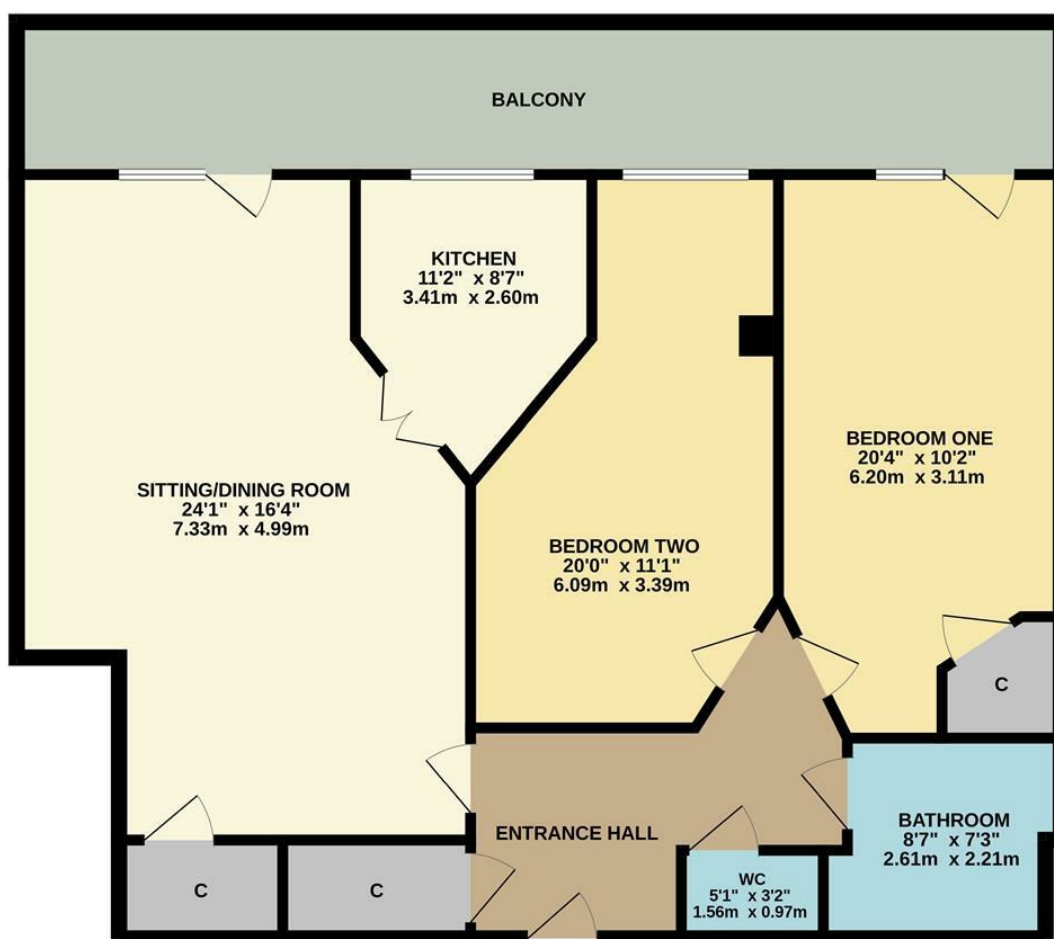
ENERGY PERFORMANCE GRAPHS



Council Tax Band: E

Tenure: Leasehold

SECOND FLOOR
 1006 sq.ft. (93.5 sq.m.) approx.



TOTAL FLOOR AREA: 1006 sq.ft. (93.5 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.
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