



# 11 Castle Lodge, Chippenham, SN15 3YY

GOODMAN WARREN BECK

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Price Guide £199,950

A spacious two double bedroom first floor apartment within this sought after development of retirement apartments designed for those aged sixty and upwards, ideally located in the centre of town offered for sale with no onward chain. The accommodation is immaculately presented throughout with a c. 22' sitting/dining room enjoying a dual aspect, kitchen with integrated appliances, large master bedroom with fitted mirror fronted wardrobes and en-suite shower room, second double bedroom and bathroom.

## Situation

Castle Lodge offers numerous personal safety features including a lift, care and support system. There is a large ground floor communal lounge, laundry and guest suite. 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 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 and 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 picturesque 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 from the bus station opposite the complex.

## Accommodation Comprising:

Entrance door to:

## Communal Entrance

Lift, corridor and entrance door to:

## Reception Hall

Dado rail. Call system. Night storage heating. Coving. Storage cupboard. Cupboard housing hot water tank. Doors to:

## Sitting/Dining Room

22'4" x 10'9"  
 Dual aspect double glazed windows to side and rear. Feature fireplace

Coving. Light and shaver point. Wall mounted electric fan heater. Heated towel rail.

## 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 to the rear and spaces are provided free of charge. There is also an area for mobility scooters with charging facilities.

surround with electric coal effect fire. Night storage heater. Telephone point. Television/FM point. Coving. Multi pane glazed door to:

## Kitchen

8'6" x 7'5"  
 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 hob with extractor over and eye level oven. Integrated fridge and freezer. Coving.

## Master Bedroom

18'1" x 9'1"  
 Double glazed window to rear. Night storage heater. Built-in mirror fronted double wardrobes. Coving. Door to:

## En-Suite Shower Room

6'0" x 5'2"  
 Fully tiled shower cubicle. Vanity wash basin with cupboard under. Close coupled WC. Tiling to half height. Light and shaver point. Extractor. Heated towel rail. Wall mounted electric fan heater. Coving.

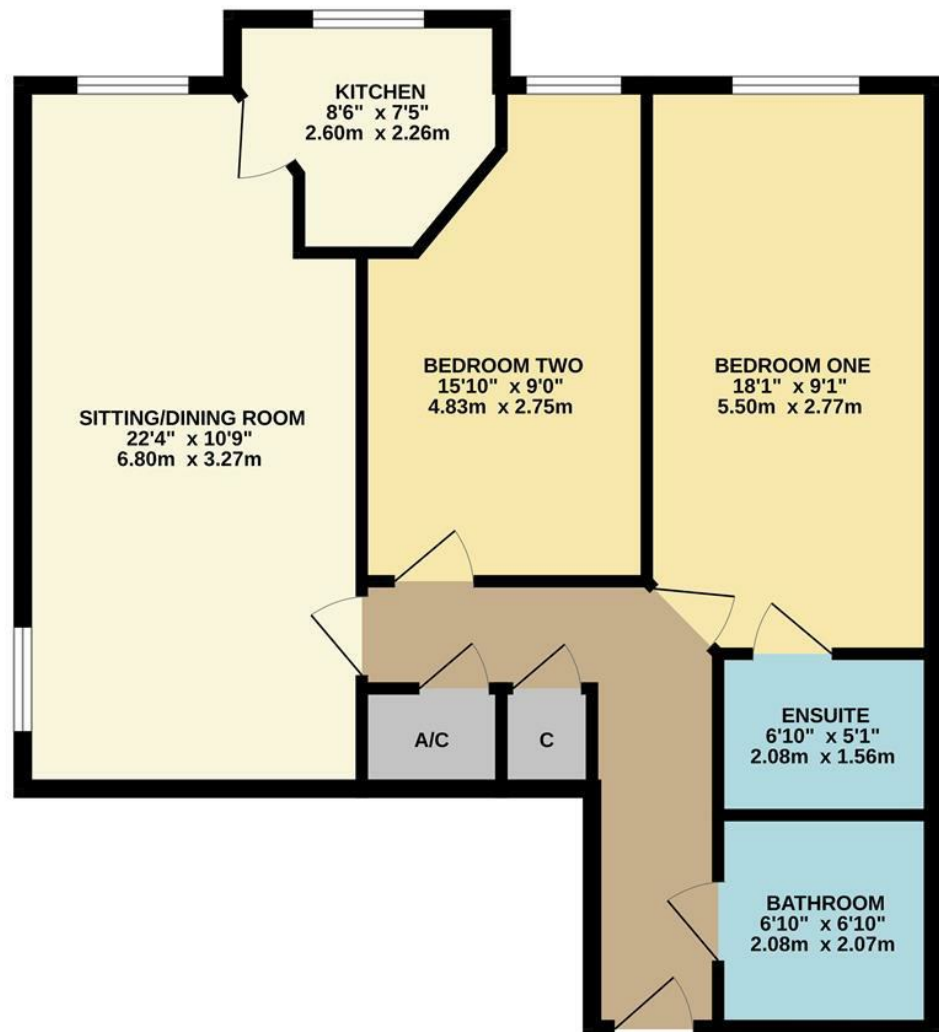
## Bedroom Two

15'10" x 9'0"  
 Double glazed window to rear. Electric panel heater. Coving.

## Bathroom

6'10" x 6'10"  
 Panelled bath with shower over and screen. Tiling to principal areas. Vanity wash basin with cupboard under. Close coupled WC. Tiling to half height.

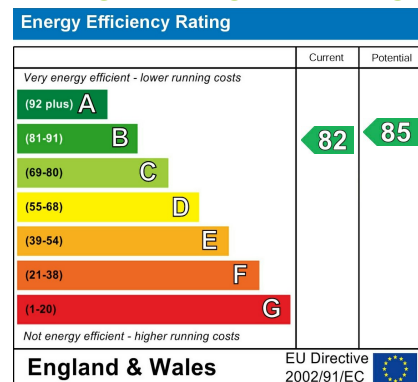
GROUND FLOOR  
 744 sq.ft. (69.1 sq.m.) approx.



TOTAL FLOOR AREA: 744 sq.ft. (69.1 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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## ENERGY PERFORMANCE GRAPHS



Council Tax Band:

Tenure: Leasehold