



22 Ivyfield Court  
Chippenham

GOODMAN WARREN BECK

# 22 Ivyfield Court, Chippenham SN15 2QR

A much improved and beautifully presented two bedroom first floor purpose built retirement apartment with a recently extended lease ideally situated within easy reach of the town centre and with every room enjoying open views over adjacent greenery. The light and spacious accommodation offers an entrance hall with useful storage cupboards, good size sitting/dining room enjoying a south facing aspect, modern refitted kitchen with a range of cream units, spacious master bedroom, second bedroom with storage cupboard and a modern refitted shower room with a white suite and generous size shower cubicle. The apartment also enjoys low running costs with the added benefit of Anchor maintaining the heating, plumbing, electrical wiring and windows. There are also a number of communal facilities for the residents to enjoy. The property is offered for sale with NO ONWARD CHAIN and also has an extended lease until 2176 unlike the majority of other apartments within the development.

## SITUATION

Ivyfield Court is pleasantly situated in a cul-de-sac location within easy reach of the town centre with its numerous amenities and mainline rail station. The retirement apartments offer secure entry via intercom entry phone and benefit from delightful well maintained gardens to the rear and residents' parking. Doctors' surgery and Chippenham hospital are both within c.¼ mile. The M4 J.17 is c.5 miles north and there are mainline rail services to Bath c.15 minutes and London Paddington in just over an hour.

## SECURE COMMUNAL ENTRANCE

Stairs or lift access to first floor landing leading to:

## ENTRANCE HALL

Entrance door. Night storage heater. Double cupboard. Airing cupboard housing hot water tank and immersion heater. Telephone entry system and emergency pull cords. Doors to:

## SITTING/DINING ROOM

Two Upvc double glazed windows to side. Night storage heater. Television and telephone point. Emergency pull cord. Glazed double doors to:

## REFITTED KITCHEN

Upvc double glazed window to front. Wood

laminated flooring. Range of drawer and cupboard base units and matching wall mounted cupboards. Freestanding cooker and fridge/freezer. Rolled edge worksurfaces with tiled splashbacks and inset one and a half bowl single drainer stainless steel sink unit with chrome mixer tap.

## BEDROOM ONE

Upvc double glazed window to front. Electric panel heater. Two wall light points. Emergency pull cord.

## BEDROOM TWO

Upvc double glazed window to front. Electric panel heater. Built-in cupboard. Emergency pull cord.

## SHOWER ROOM

Extra wide fully tiled shower cubicle. Pedestal wash basin. Close coupled WC. Fully tiled walls. Tiled floor. Extractor. Shaver point. Heated towel rail. Emergency pull cord. Bathroom Cabinet.

## COMMUNAL FACILITIES

- \* Live in Warden
- \* 24 hour emergency call system with pull cords and panic button
- \* Residents Lounge hosting numerous social events and weekly coffee mornings.
- \* Lift
- \* Communal laundry room with cost included in the

## GOODMAN WARREN BECK

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£150,000

service charge

- \* Communal TV licence
- \* Guest room available for a nominal fee
- \* Free on-site parking available

## MANAGEMENT COMPANY

Anchorcall provides 24 hour monitoring of pull cord and personal alarm pendant call systems via an intercom system.

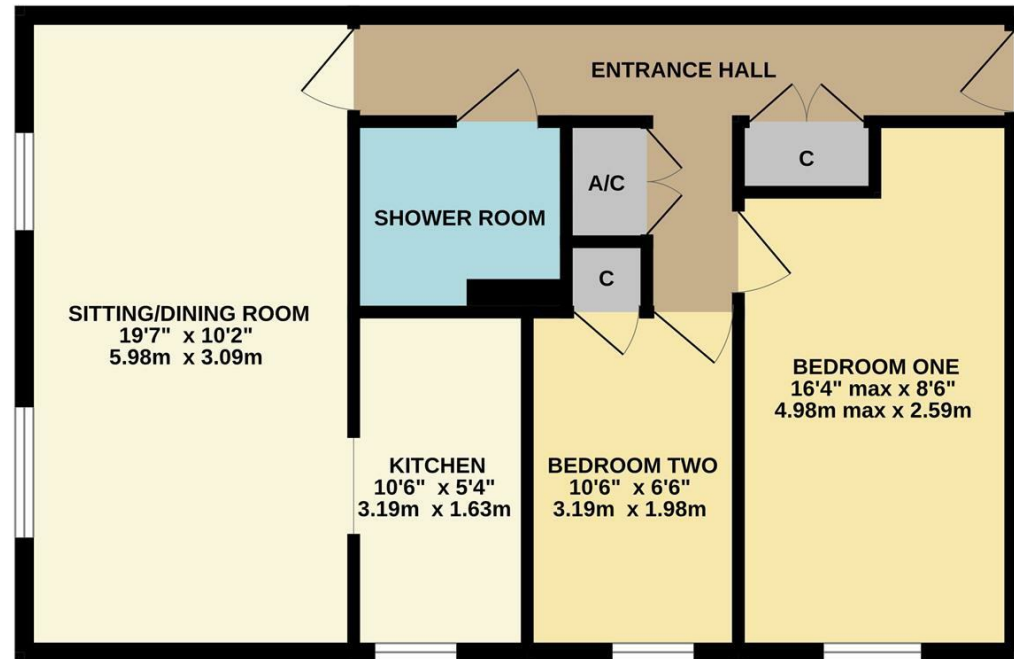
There is an age restriction at Ivyfield Court. Residents need to be aged 60 or over and 'each occupier must be capable of leading an independent life and manage his/her house keeping, which may be reliant on some outside help and support'.

Anchor's estate manager must meet the proposed purchaser prior to exchange of contracts 'to assess their suitability as the purchaser of this home'.

## DIRECTIONS

Leave Chippenham town centre on the A4 Bath Road. Turn first left into Charter Road just before Rowden Hill. Ivyfield Court will then be found on the left hand side. To the rear of the building there is a pedestrian pathway providing a pleasant short cut walk into town.

FIRST FLOOR  
595 sq.ft. (55.3 sq.m.) approx.



TOTAL FLOOR AREA : 595 sq.ft. (55.3 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>	69	70	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Council Tax Band: B

Tenure: Leasehold

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect to this property. We have not carried out a detailed survey not tested the services, appliances and specific fittings. All measurements and distances are approximate only. Room sizes should not be relied upon for carpets and furnishings. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Your home is at risk if you do not keep up repayments on a mortgage or other load secured on it. Floor plans (not to scale, for illustrative purposes only)

