





# 20 Castle Lodge, Chippenham, SN15 3YY

A modern well presented retirement apartment within Castle Lodge, designed for those aged fifty five and over, ideally located in the centre of Chippenham. This light and airy second floor apartment offers spacious accommodation benefitting from entrance hall with large storage cupboard, sitting/dining room with feature fireplace, fitted kitchen with a range of appliances, shower room and double bedroom with built-in wardrobes. In addition there are numerous personal safety features including a lift, care and support system. There is also a large ground floor communal lounge, laundry room on the same floor as the apartment and a guest suite.

## 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.

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.

## Communal Entrance Hall

Lift and entrance door to:

## Entrance Hall

Large walk in storage cupboard with water tank and electric meter. Emergency in house call system. Dado rail. Multi pane glazed door to:

## Sitting/Dining Room

Double glazed picture window to front. Electric heater. Feature fireplace with electric fire. Television point. Telephone point. Coving. Multi paned door to:

## Parking

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

## Directions

From our Office in the Market Place proceed pass 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.

## GOODMAN WARREN BECK

64 Market Place  
Chippenham, Wiltshire SN15 3HG  
Tel 01249 444449 | Fax 01249 448989  
Email [info@goodmanwb.co.uk](mailto:info@goodmanwb.co.uk)

£125,000

## Kitchen

Double glazed window to front. Rolled edge work surfaces with tiled splash backs and inset single bowl single drainer stainless steel sink unit. Range of drawer and cupboard units with matching wall mounted cupboards. Built-in halogen hob with extractor over and eye level oven. Integrated fridge and freezer. Wall mounted electric fan heater. Coving.

## Bedroom

Double glazed window to front. Dimplex night storage heater. Built in wardrobe with mirror fronted sliding doors. Telephone point. Coving.

## Shower Room

Tiled double shower cubicle. Vanity wash basin with cupboard under. Close coupled WC. Heated towel rail. Extractor fan. Electric fan heater. Extensive tiling. Coving.

## Other Facilities

## 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.

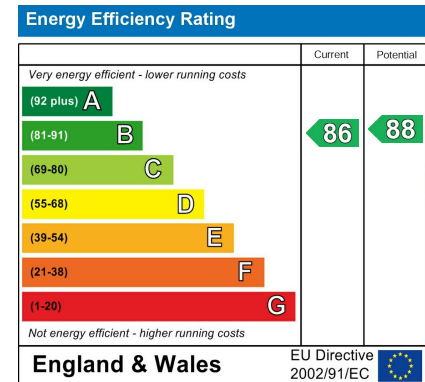
## Owners Lounge

Newly decorated, offering a large open plan area on the ground floor, ideal for social get togethers.

## Laundry Room

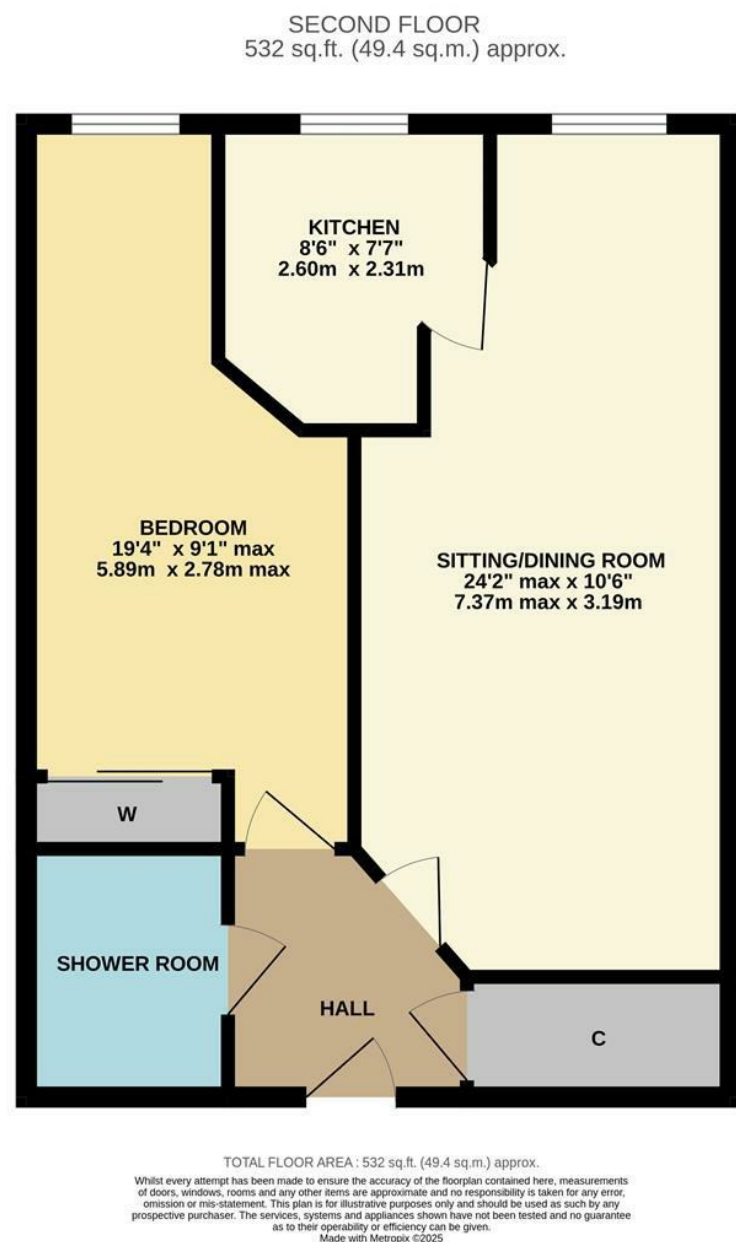
On the same floor as the apartment and only a short walk away are the communal laundry facilities, which are available to all Owners. The costs of running the laundry, including servicing and repairs, are paid for through the service charge.

## ENERGY PERFORMANCE GRAPHS



Council Tax Band: A

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)