



30 Waterford Place, Chippenham, SN15 3GX

A spacious and beautifully presented two bedroom retirement apartment offered for sale with NO ONWARD CHAIN and enjoying a pleasant south facing balcony. The accommodation is light and airy throughout and offers a generous reception hall, pleasant sitting/dining room with feature fireplace and door opening onto the balcony, a well appointed kitchen with a range of high gloss units and built-in appliances, large master bedroom with walk-in wardrobe, en-suite shower and useful study area/store room, second double bedroom and shower room. Other benefits include double glazing, alarm system and a useful utility cupboard with washer/dryer. The development is serviced via a lift and residents get the benefits of a communal lounge with kitchen area and delightful landscaped gardens. There is also parking available subject to having a valid permit.

Situation

Waterford Place is ideally situated just a few hundred metres from the centre of town, these apartments are in the ideal spot. A variety of local supermarkets can be found nearby. The town centre also boasts access to a local hospital and plenty of doctors surgeries. Banks, retail stores and independent shops which are 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, 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 mainline rail station links 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 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:

Entrance door to:

Entrance Hall

Telephone entry system. Spotlights. Storage cupboard. Utility cupboard housing hot water tank and washing machine. Doors to:

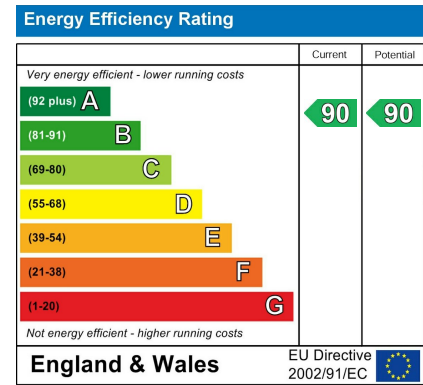
On-Site Facilities

- * 24 hour emergency call system
- * Camera entry system
- Waterford Place offers a number of facilities, exclusively for the residents. These include:
- * Club Lounge
- * Fire detection equipment
- * Guest suite for family and friends
- * House Manager
- * Intruder alarm
- * Beautifully maintained gardens and exterior
- * Lift to all floors
- * Car Parking - via a parking permit scheme

Directions

From our office in the Market Place proceed along Timber Street and at the T junction turn right into Gladstone Road. Take the first left into Westmead lane where the development can be found on the left hand side.

ENERGY PERFORMANCE GRAPHS



Council Tax Band: D

Tenure: Leasehold

GOODMAN WARREN BECK

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£330,000

Sitting Room

Double glazed door with side panel opening on to balcony. Feature electric fireplace. Television/satellite point. Telephone point. Door to:

Kitchen

Double glazed window to rear. Range of high gloss drawer and cupboard base units with matching wall mounted cupboards with under unit lighting. Work surfaces with matching upstands and inset single bowl single drainer stainless steel steel sink unit with chrome mixer tap. Built-in electric hob with stainless steel splash back and extractor over. Built-in comfort level oven. Integrated fridge/freezer. Slim line dishwasher. Tiled floor.

Master Bedroom

Double glazed window to rear. Walk-in wardrobe with hanging rail and shelving. Telephone point. Door to:

En-Suite Shower Room

Chrome ladder electric radiator. Extra wide shower cubicle. Vanity wash basin with chrome mixer tap and cupboard under. Close coupled WC with concealed cistern. Tiling to principal areas. Mirror with light and shaver point. Tiled floor.

Bedroom Two

Double glazed window to rear. Telephone point.

Shower Room

Chrome ladder electric radiator. Vanity wash basin with chrome mixer tap and cupboard under. Close coupled WC with concealed cistern. Tiling to principal areas. Mirror with light and shaver point. Tiled floor.

