



Flat 36, Ivyfield Court Charter Road, Chippenham, SN15 3GD

GOODMAN WARREN BECK

A well presented one bedroom first floor apartment set within the popular Ivyfield Court Retirement development, specifically for residents over the age of 55 within easy reach of the town centre and mainline station. Offering a range of communal facilities to include a laundry room, residents lounge, delightful communal gardens and a 24 hour pull cord monitoring system offering peace of mind. The apartment itself has an entrance hall with useful storage cupboard, sitting/dining room, refitted kitchen with high units, double bedroom and a bathroom. Onsite parking is available for residents and their visitors.

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£115,000

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.

Accommodation Comprising

Security entry system providing access to the communal hallway. Door to:

Entrance Hall

Night storage heater. Telephone entry system. Walk-in storage cupboard housing hot water tank. Doors to:

Sitting Room

Double glazed bow window to front. Night storage heater. Electric heater. Coving. Bi-fold double doors to:

Refitted Kitchen

Double glazed window to front. High gloss drawer and cupboard base units with matching wall mounted cupboards. Work surfaces with inset stainless steel sink unit with chrome mixer tap. Integrated fridge.

Bedroom

Double glazed window to front. Electric heater. Two wall light points.

Bathroom

Wall mounted Dimplex fan heater. Panelled bath with tiling to principal areas. Pedestal wash basin with tiled splash back. Low level WC. Shaver point.

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 service charge
- * Communal TV licence
- * Guest room available for a nominal fee
- * Gardens
- * 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.

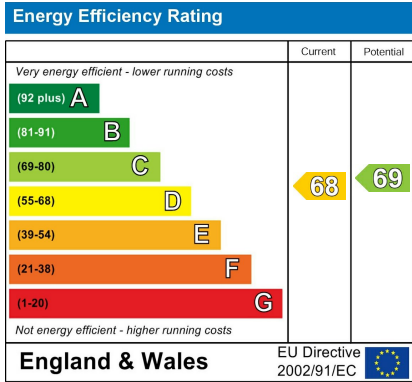
There is an age restriction at Ivyfield Court. Residents need to be aged 60 or over and 'each occupier must be capable of leading an independent life and manage his/her house keeping, which may be reliant on some outside help and support'.

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

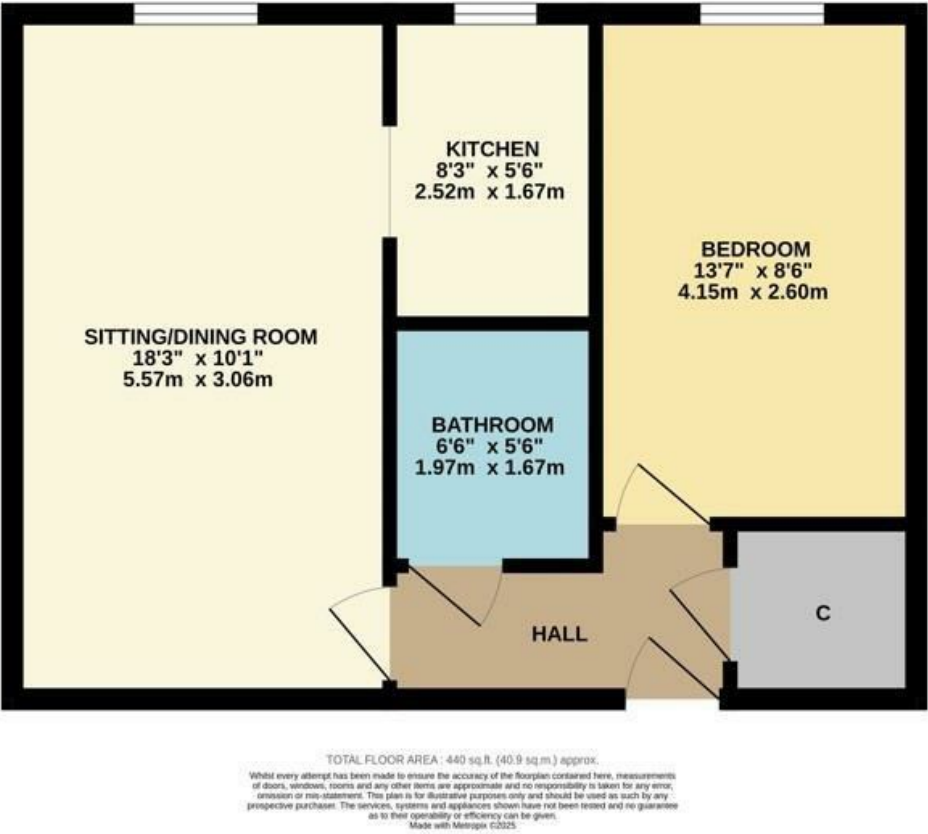
Leave Chippenham town centre on the A4 Bath Road. Turn first left into Charter Road just before Rowden Hill. Ivyfield Court will then be found on the left hand side. To the rear of the building there is a pedestrian pathway providing a pleasant short cut walk into town.

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)