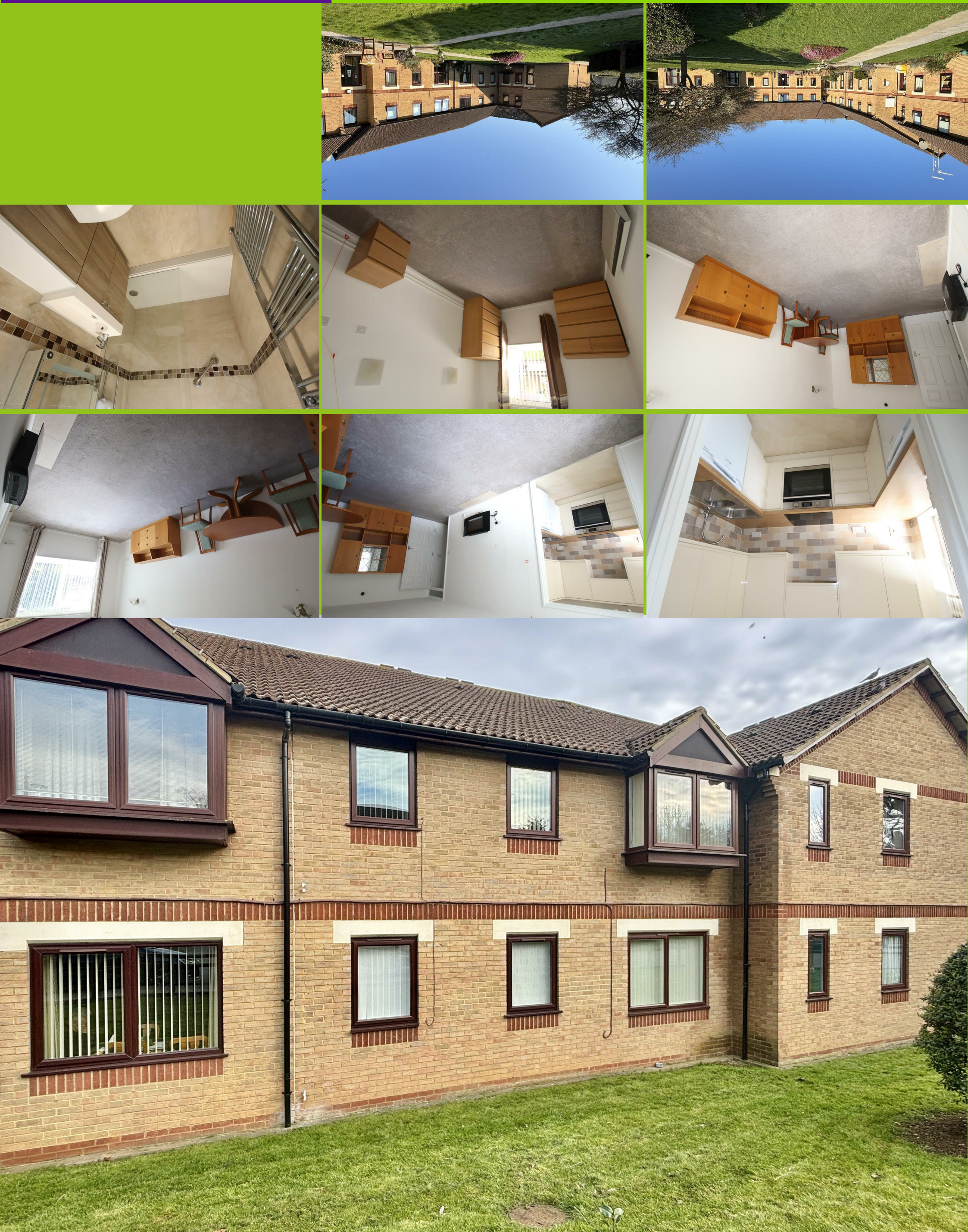




14 Ivyfield Court, Chippenham, SN15 2QR

A much improved and beautifully 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. The apartment itself has an entrance hall with useful storage cupboard, sitting/dining room, refitted kitchen with built-in oven and hob, double bedroom and a refitted shower room. Onsite parking is available for residents and their visitors. Ivyfield Court offers 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.

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

Entrance door to:

Entrance Hall

Telephone entry system. Emergency pull cord. Walk-in cupboard housing hot water tank. Doors to:

Sitting Room

Double glazed window to front. Feature electric fireplace. Two wall light points. Emergency pull cord. Doorway to:

Refitted Kitchen

Double glazed window to front. Range of high gloss drawer and cupboard base units with matching wall mounted cupboards. Rolled edge worksurfaces with tiled splash backs and inset one and a half bowl stainless steel sink unit with chrome mixer tap. Built-in electric oven and induction hob with extractor over. Freestanding fridge and freezer. Tiled floor.

Bedroom

Double glazed window to front. Electric panel heater. Emergency pull cord.

GOODMAN WARREN BECK

64 Market Place
Chippenham, Wiltshire SN15 3HG
Tel 01249 444449 | Fax 01249 448989
Email info@goodmanwb.co.uk

£125,000

Refitted Shower Room

Electric chrome towel rail. Large walk-in shower. Vanity wash basin with chrome mixer tap and cupboard under. Close coupled WC with concealed cistern. Fully tiled walls. Extractor. Emergency pull cord.

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'.

Communal Facilities

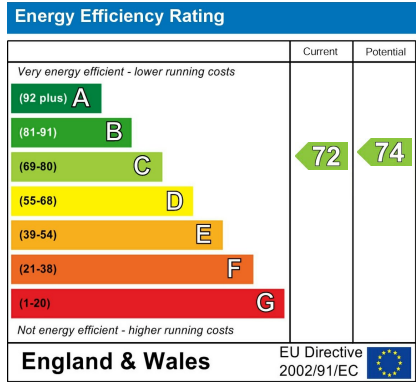
- * Live in Warden
- * 24 hour emergency call system with pull cords and panic button
- * Residents Lounge hosting numerous social events and weekly coffee mornings.
- * Lift
- * Communal laundry room with cost included in the service charge
- * Communal TV licence
- * Guest room available for a nominal fee
- * Free on-site parking available

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.

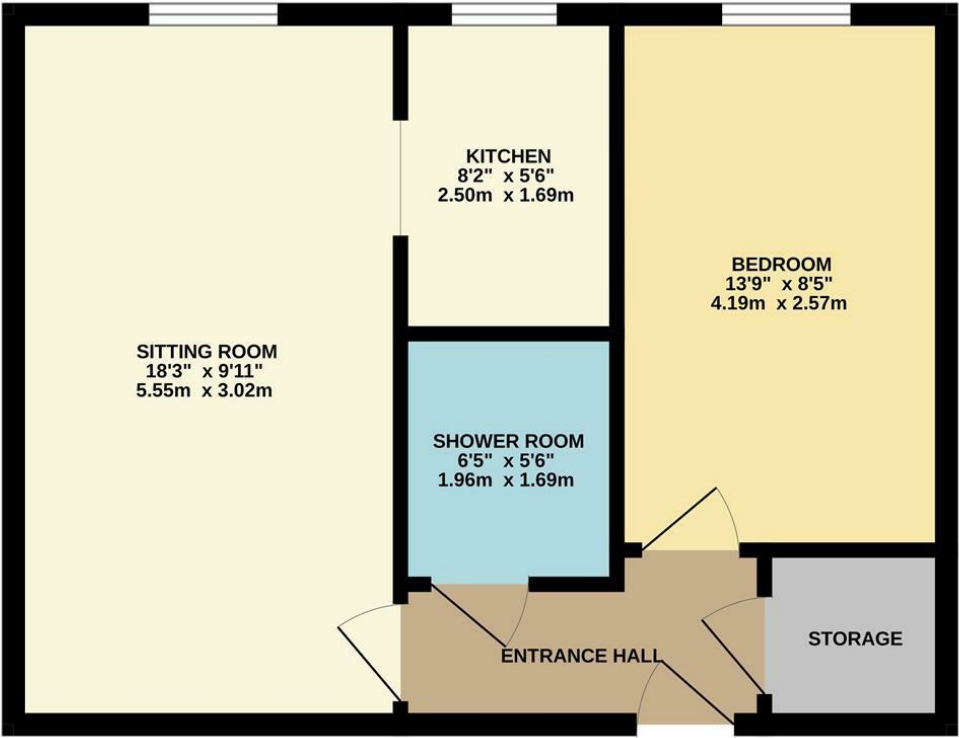
ENERGY PERFORMANCE GRAPHS



Council Tax Band: A

Tenure: Leasehold

FIRST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 435 sq.ft. (40.4 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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