



# 40 Bowles Court, Chippenham, SN15 3GU

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)

£189,950

Offered for sale with no onward chain and with the option to purchase fully furnished if desired is this immaculately presented one bedroom second floor bedroom apartment within this sought after McCarthy & Stone 'Retirement Living Plus' development for the over 70's in the heart of Chippenham. The light and airy apartment has a sitting/dining room with the added benefit of an attractive feature fireplace, well appointed kitchen with a range of fitted units, built-in electric hob and eye level oven, large double bedroom with a walk-in wardrobe and good size wet room. Other benefits include double glazing, underfloor heating throughout with individual thermostats in each room. There is a wide range of facilities on site and these are detailed below.

## Situation

Just 200 metres from the centre of town, this Chippenham development is in the ideal spot. A variety of local supermarkets can be found nearby and the town centre also boasts access to a local hospital and plenty of doctors surgeries. Banks, retail stores and independent shops are also 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 and 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 railway station features along the main line 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 also 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. Walk-in storage cupboard with hot water tank and shelving. Thermostat. Doors to:

## Sitting/Dining Room

24'9" maximum x 10'7" Maximum

Full height double glazed picture window to front. Feature fireplace with modern electric fire and wooden mantle. Satellite/television/radio point. Central heating thermostat. Double doors to:

## Kitchen

9'8" maximum x 7'10" maximum

Double glazed window to front and side with motorised opening. Range of drawer and cupboard base units and matching wall mounted cupboards with under unit lighting. Rolled edge work surfaces with matching upstands and inset single bowl single drainer stainless steel sink unit with mixer tap. Built-in Bosch electric hob with splash back and stainless steel extractor over. Built-in Bosch eye level oven. Integrated fridge/freezer. Spotlights. Ceramic tiled floor.

## Bedroom

22'6" maximum x 10'4" maximum

Double glazed window to front. Thermostat. Television point. Telephone point. Built-in corner cupboard with hanging rail and shelving.

## Wet Room

Chrome electric ladder radiator. Large shower area. Vanity wash basin with chrome mixer tap. Close coupled WC. Wall cabinet. Mirror with light. Spotlights. Non slip flooring.

## Retirement Living Plus

Whatever the reason for leaving your current home, you will soon discover the benefits of Assisted Living.

With McCarthy & Stone, everything is designed to let you get the most out of life. You can relax in the knowledge that with Assisted Living there is someone there day and night, should you need assistance in an emergency. The real benefit is that you can carry on living independently but should you need a bit of support, now or in the future, there is a qualified and reliable team right on your doorstep.

- \* 24 hour on-site management to give you around the clock help and support in an emergency;
- \* Estate Manager and YourLife team to ensure you get all the care and support you need;
- \* Domestic Assistance to help you with jobs like dusting, vacuuming or changing the bed (one hour per week is included in your service charge);
- \* Personal care packages from 15 minute increments, which are totally flexible and can be organised with the YourLife team.

## Facilities on site

- \* 24 hour emergency call system
- \* 24 hour, 365 days a year on-site staffing
- \* Car parking available on site to permit holders
- \* Domestic assistance
- \* Estates Manager
- \* Function room
- \* Guest suite
- \* Homeowners' lounge
- \* Laundry Room
- \* Lift to all floors
- \* Table service restaurant
- \* Viewing deck
- \* Wheelchair accessibility

## Residents' Lounge and Viewing Deck

If you fancy a cup of tea or coffee with your new neighbours, you can join them in the homeowners' lounge.

On a sunny day, it's nice to spend some time on the viewing deck, which benefits from access from both the homeowners' lounge and the restaurant. It will be the perfect place to relax and unwind, whilst enjoying the pleasant views over the River Avon.

## Restaurant

Central to the development is the table service restaurant where you can purchase a three course meal for

under £5. It's a lovely place to meet up with other homeowners and a nice treat if you do not want to cook for yourself. The restaurant serves freshly prepared lunches daily for you, your family and friends, using locally sourced ingredients and catering for special dietary requirements. If you are planning a special occasion or celebration, you are welcome to book the function room and talk to the chef who will be happy to devise a menu for you. If you are not feeling well then meals can be served in your apartment.

## Guest Suite

All McCarthy & Stone developments benefit from a guest suite. A homeowners guest or guests are welcome to stay for as long as the suite is available and paid for. The cost is £25 per night for the room. Guest suites aim to make your visitors feel at home with:

- \* Ensuite
- \* TV
- \* Tea and coffee making facilities
- \* Access to the homeowners' lounge and other development facilities

## McCarthy and Stone

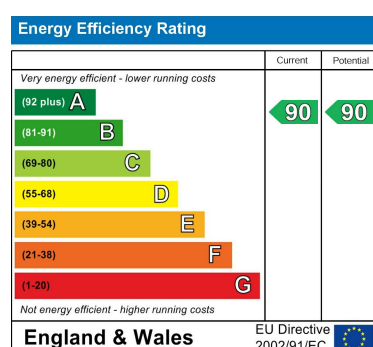
McCarthy and Stone are incredibly proud to have been awarded a 5 Star rating in customer satisfaction for 14 consecutive years, as voted for by homeowners via the House Builders Federation (HBF) survey. They are delighted that so many of their homeowners say they would happily recommend them to their friends and family, believing that this is testimony to the quality and attention to detail that goes into the service they provide.

Since they started in 1977 they have built almost 56,000 apartments, as well as a strong reputation for quality.

## Directions

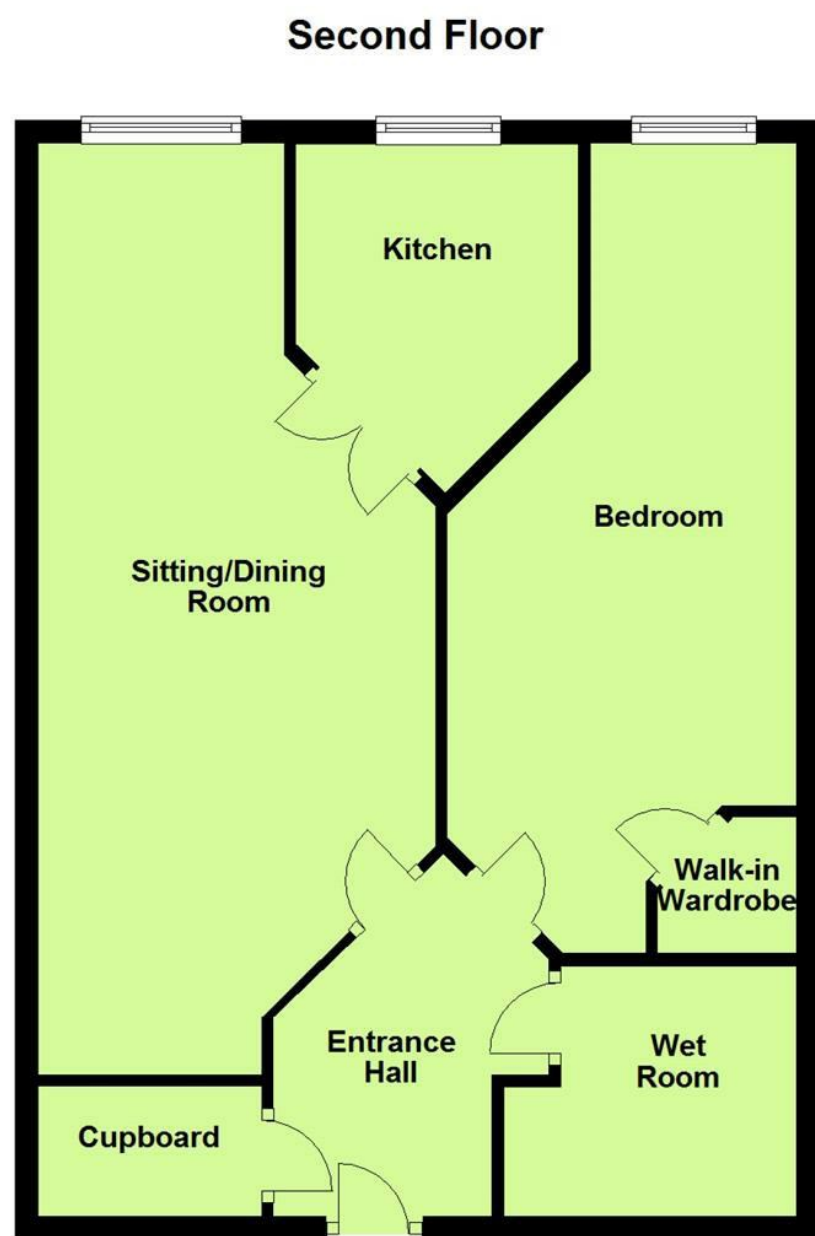
From our office in the Market Place proceed along Timber Street and at the junction with Gladstone Road turn right. Just before the bridge over the River Avon turn left into Westmead Lane where Bowles Court can be found after a short distance on the right.

## ENERGY PERFORMANCE GRAPHS



Council Tax Band: C

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)