



The Fairways, Chippenham

Price Guide £140,000

A well presented first floor apartment situated in a most convenient location within the Fairways Retirement Village on Malmesbury Road. The accommodation has been redecorated including new carpets, curtains and briefly comprises; communal entrance atrium, private entrance hall with your own front door, sitting room, kitchen, balcony, bedroom and wet room. The apartment also provides a large storage cupboard in the sitting room and airing cupboard in the entrance hall. With no onward chain an internal viewing is highly recommended to fully appreciate the location.

#### Situation

Situated close to the attractive town of Chippenham, The Fairways is a development with 75 purpose-built one, two and three bedroom apartments overlooking the attractive adjoining golf course. Surrounded by attractive and well-maintained gardens, this beautiful village offers a reassuring combination of independent living together with a dedicated care team available to residents round the clock, in a thriving community.

Chippenham itself has a wide range of amenities to include High Street retailers plus supermarkets and retail parks and, in addition, there is a leisure centre with indoor swimming pool, library, cinema and public parks. Chippenham is well connected with a regular main line rail service from Chippenham station to London (Paddington) and the west country and the M4 motorway is easily accessed via Junction 17 a few miles north of the town.

#### Accommodation

With approximate measurements the accommodation comprises:

#### Entrance Hall

Each apartment has their own front door leading into the private entrance hall with doors to bedroom, wet room and sitting room, further door to airing cupboard housing the hot water cylinder and offering storage shelving, electric radiator, carpeted flooring.

#### Bedroom 3.81m x 3.68m (12'6" x 12'1")

With upvc double glazed window to front, electric radiator, carpeted flooring, sliding door to wet room.

#### Wet Room 2.06m x 2.39m (6'9" x 7'10")

With doors from the entrance hall and bedroom, comprising; low level w/c, pedestal wash hand basin and open shower area, chrome heated towel rail, electric wall heater, part tiling, extractor fan, vinyl flooring.

#### Sitting Room 4.88m x 3.15m (16' x 10'4")

With upvc double glazed french doors and window to rear opening onto the balcony, two electric radiators, two wall lights, door to large storage cupboard, sliding door to kitchen, carpeted flooring.

#### Kitchen 3.84m x 2.06m (12'7" x 6'9")

With upvc double glazed window to rear, sliding door to the sitting room, fitted kitchen offering a matching range of wall and base units, one and a half bowl stainless steel sink drainer inset to rolled edge work surfaces, part tiled, integrated electric oven and four ring electric hob with cooker hood over, space and plumbing for automatic washing machine(included), integrated fridge/freezer, vinyl flooring.

#### Balcony 5.61m x 2.54m (18'5" x 8'4")

With access from the sitting room, fully paved with plenty of space for pots and a bench, outside light.

#### The Facilities Available

An impressive range of shared facilities offers the perfect opportunity to socialise and enjoy the full range of activities which will be available. Living at The Fairways provides a wonderful opportunity to join a friendly community, with all the freedom and independence of your own front door.

Privacy and pleasure of your own home  
Optional, flexible care and support

24 hour emergency assistance

Swimming pool and jacuzzi

Gym

Cinema

Snooker room

Library/IT area

Hair and beauty salon

Restaurant/café

Shop

Mini bus

Assisted and conventional bathrooms

Fitted kitchens

Residents' lounges

Stunning atrium - with activity and sitting areas

En suite guest room

Superbly located, close to the town centre

Indoor and outdoor communal areas for shared use and socialising

Landscaped grounds and gardens

Car parking

Lift and wheel chair access throughout

Latest safety and security features.

#### Property Information

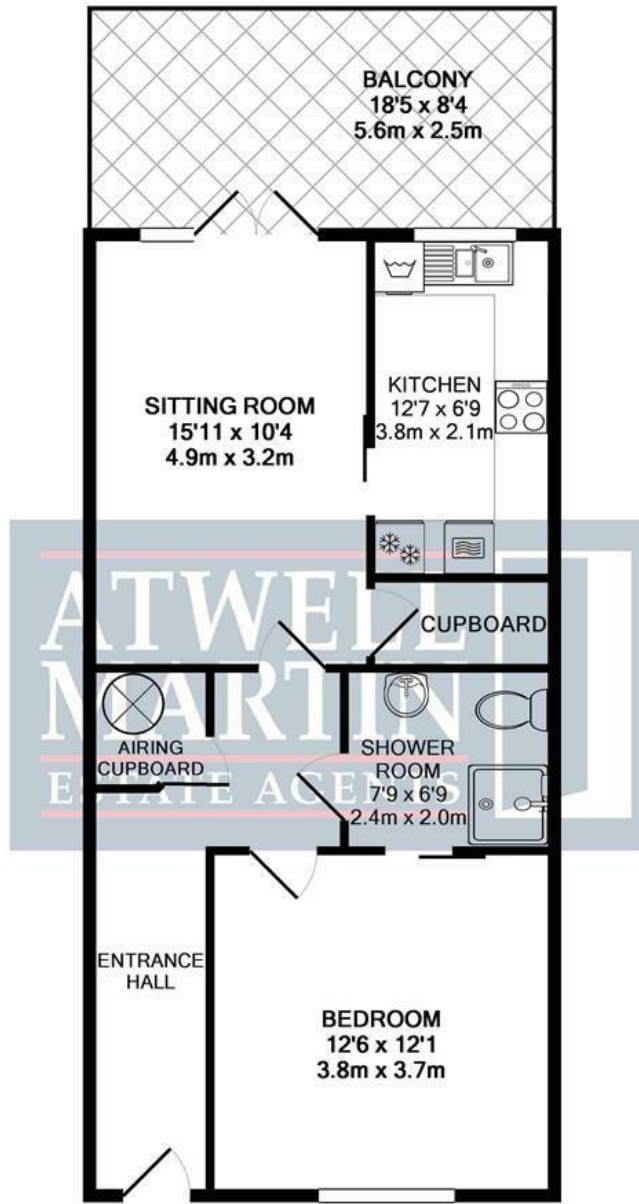
Utilities/Services - Mains Electric, Water & Drainage, Electric Heating

Wiltshire Council Tax - Band C

Tenure - Leasehold Service Charge - £338 p.a. Ground Rent - £8065.99 (for 2023/2024) Length of Lease 125 years from 1st January 2014

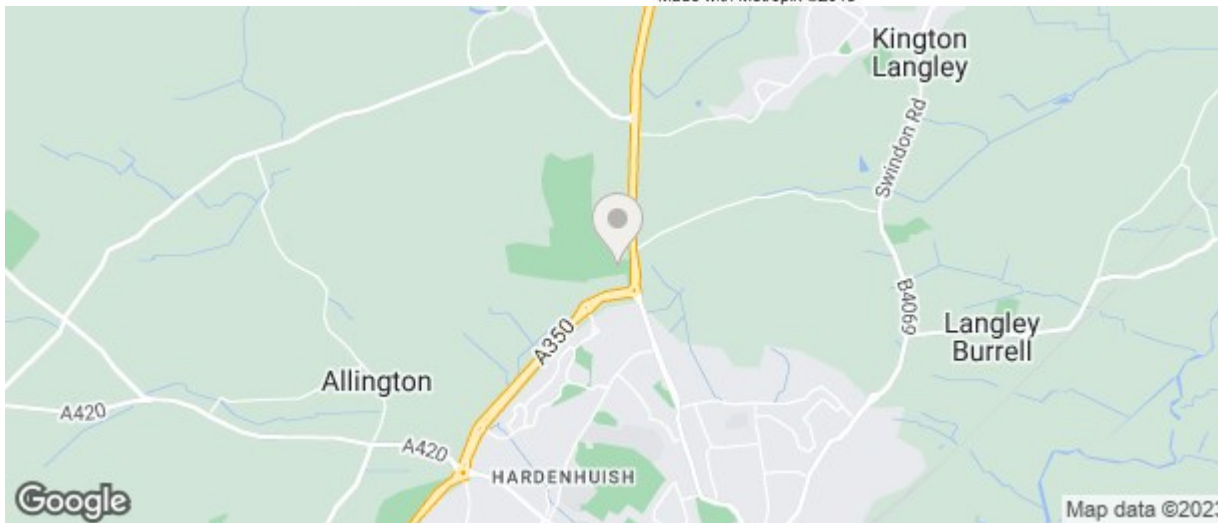






**THE FAIRWAYS RETIREMENT VILLAGE MALMESBURY ROAD CHIPPENHAM SN15 5LJ**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-64) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	83	83
(69-80) <b>C</b>		
(55-64) <b>D</b>		
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(21-38) <b>F</b>		
(1-38) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing