



Waterford Place, Chippenham

Price Guide £175,000

This well presented one bedroom first floor apartment is located within a central location offering easy access to all the amenities Chippenham has to offer. The spacious accommodation is based around a good size hallway with doors leading to a walk in utility, shower room, double bedroom with walk in cupboard, lounge/dining room, kitchen and large balcony. Facilities within the development include a useful bin store, communal lounge and gardens and numerous social events.

Viewing

Viewings Strictly by appointment with the sole selling agents Atwell Martin call or e-mail us today to confirm your appointment | 65 New Road, Chippenham, Wiltshire SN15 1ES

Introduction

This is a really super first floor apartment, beautifully presented, with a pleasant balcony. Excellent one bed accommodation includes; a comfortable living room, an excellent kitchen with comprehensive range of integrated appliances, master bedroom and a shower room. The apartment is complimented by an efficient space-saving electric underfloor heating system throughout.

Waterford Place was very recently constructed by multi award-winning retirement living specialist McCarthy and Stone and is a sought-after 'Retirement Living' development providing independent living for those aged 60 years and over. It occupies a fantastic position just 200 metres from the centre of town. 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. There are also regular traditional town markets. 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.

Waterford Place offers the level of freedom needed to maintain your independence for longer in your own home, living retirement to the full. It's so easy to make new friends and to lead a busy and fulfilled life at Waterford Place; there are always plenty of regular activities to choose

from including; coffee mornings, fitness classes, games and quiz nights, fish and chip supper evenings, themed events. Whilst there is something for everyone there is certainly no obligation to participate and home owners can join in or remain as private as they wish.

For peace of mind our House Manager provides excellent support to Home Owners whilst ensuring the smooth running of the development. Additionally, the apartments are equipped with a 24-hour emergency call system. All the external property maintenance including gardening and window cleaning is taken care of. In addition to privately owned luxury apartments the development also offers beautiful social spaces such as a communal lounge, landscaped gardens and a guest suite where visiting family and friends can be accommodated for a small charge.

Entrance Hall

Oak-veneered entrance door with spy-hole, security intercom system that provides both a visual (via the home-owners TV) and verbal link to the main development entrance door. Emergency pull cord, walk-in utility cupboard with light and shelving housing the Gledhill boiler supplying hot water, Vent Axia heat exchange system and automatic washer/dryer. There is a second shallow cupboard with meters. A feature glazed panelled door leads to the living room.

Lounge/Dining Room 7.29m x 3.35m (23'11" x 11'00")

A bright and spacious living room with a double-glazed French door and matching side-panel opening onto an excellent balcony with plenty of space for a table and chairs. Feature point fireplace give the room a cosy feel. A glazed panelled double door leads to the kitchen.

Kitchen 2.31m x 1.91m (7'07" x 6'03")

Double-glazed window. Excellent contemporary range of soft cream, gloss finished fitted units with contrasting laminate worktops and matching upstands incorporating a stainless steel inset sink unit. Extensive

integrated appliances comprise; a Bosch four-ringed hob with glazed splash panel and stainless steel chimney extractor hood over, Bosch waist-level oven and concealed fridge and freezer. Ceiling spot light fitting and tiled floor.

Double Bedroom 4.09m x 2.97m (13'05" x 9'09")

A bright and spacious room. Excellent walk-in wardrobe with auto light, ample hanging space and shelving.

Shower Room 2.11m x 2.01m (6'11" x 6'07")

Double glazed obscure window. Modern white sanitary ware comprising; Back-to-the-wall WC with a concealed cistern, vanity wash-basin with storage cupboard below and work surface, mirror with integrated light and shaver point over. Walk-in easy-access shower with a glazed screen, heated ladder radiator, emergency pull cord, ceiling spot light fitting, extensively tiled walls and fully tiled floor.

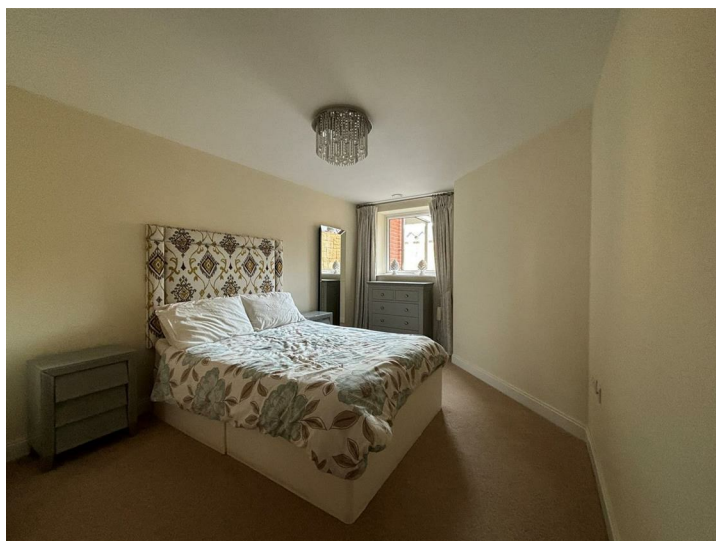
Utility Room 2.01m x 1.60m (6'07" x 5'03")

Housing boiler, plumbing for washing machine.

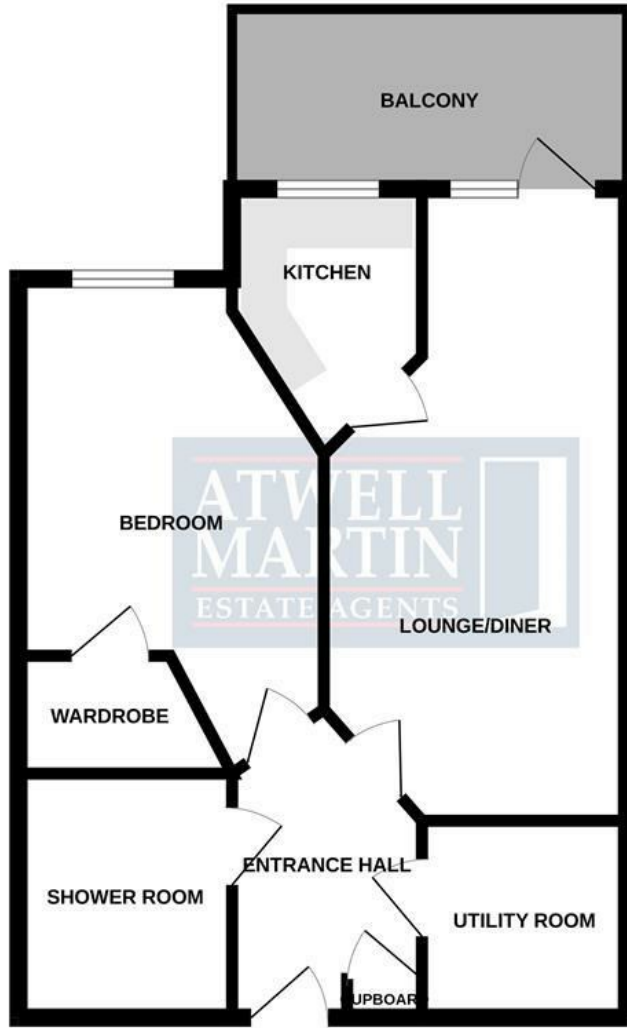
Service Charge - Breakdown

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Window Cleaning (outside only)
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Camera door-entry system
- Intruder-alarm system
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance





GROUND FLOOR



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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	90	90
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
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