



Up to  
£12,000  
CASHBACK\*  
or  
MOVE FOR FREE\*

*The choice is  
yours*



Exclusively for the over 60s, a beautiful collection of one and two bedroom retirement apartments in **CHIPPENHAM TOWN CENTRE** with communal Owners' Lounge with coffee bar, Guest Suite, landscaped gardens and free parking.

#### **Situation**

This beautiful retirement development of one and two bedroom apartments enjoys an unrivalled, central location, close to all essential amenities and public transport. St Andrew's Lodge comprises 46 apartments and includes an Owners' Lounge with coffee bar, creating the perfect location for socialising with like-minded neighbours when you wish. Well-located for the town centre, the development is within easy reach of the local shops, restaurants and arts venues, so you can enjoy an independent, active retirement.

#### **About the Apartments**

##### **One Bedroom Apartment**

These beautiful apartments come with a fully fitted kitchen, spacious living room, separate shower room and a large bedroom.

The kitchen has been designed for practicality, with an upright fitted fridge freezer, hob and a waist-height oven to save bending down. There's also an integral washer/dryer and provision for a dishwasher. Shower rooms feature low-level shower trays and easy turn taps. Walk-in wardrobes in the bedroom are available in selected apartments and all apartments include space for storage.

##### **Two Bedroom Apartment**

These beautiful apartments come with a fully fitted kitchen, spacious living room, two double bedrooms, shower room and a separate WC.

The kitchen has been designed for practicality, with an upright fitted fridge freezer, hob and a waist-height oven to save bending down. There's also an integral washer/dryer and provision for a dishwasher. Shower rooms feature low-level shower trays and easy turn taps. Walk-in wardrobes in the bedroom are available in selected apartments and all apartments include space for storage.

#### **Social and communal lifestyle**

Communal gardens are carefully landscaped, giving you the perfect place to relax and enjoy an afternoon cup of tea, without having to worry about the maintenance and upkeep that a large garden so often demands. The carefully designed Owners' Lounge comes complete with a coffee bar and is a popular feature, providing the perfect venue for entertaining, participating in activities organised by your Lodge Manager, or just relaxing with a book. Events include everything from cheese and wine evenings to keep fit classes, giving you the chance to socialise as much as you like throughout the year.

#### **Safety and security**

Your safety and security are of paramount importance. Every apartment is fitted with a 24-hour support system, while a video entry system is installed as standard, so you can feel safe and secure in your retirement. Intruder alarms and fire and smoke detectors are fitted throughout the Lodge, while a Lodge Manager is on hand to assist you with anything else you might need.

The fully furnished Guest Suite provides an ideal space for your family and friends to stay over when visiting, while a lift to all floors is installed for your convenience.

#### **Key Features**

- Exclusively for the over 60s
- Video entry system
- Intruder alarm
- 24-hour support provided by a call system
- Full fitted kitchen with integral upright fridge freezer and washer/dryer
- Provision for a dishwasher
- Walk-in wardrobes to main bedroom\*
- Free parking
- Landscaped gardens
- Lodge Manager
- Owners' Lounge and coffee bar
- Lift to all floors
- Guest Suite with shower room
- Balconies and patios to selected apartments

\*Selected apartments only.

#### **Property Information**

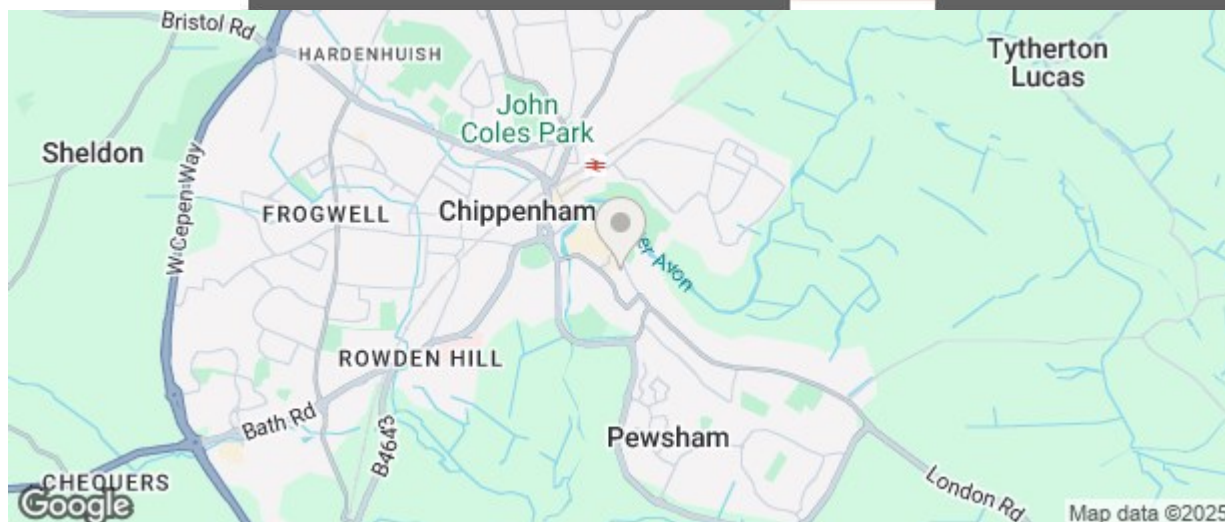
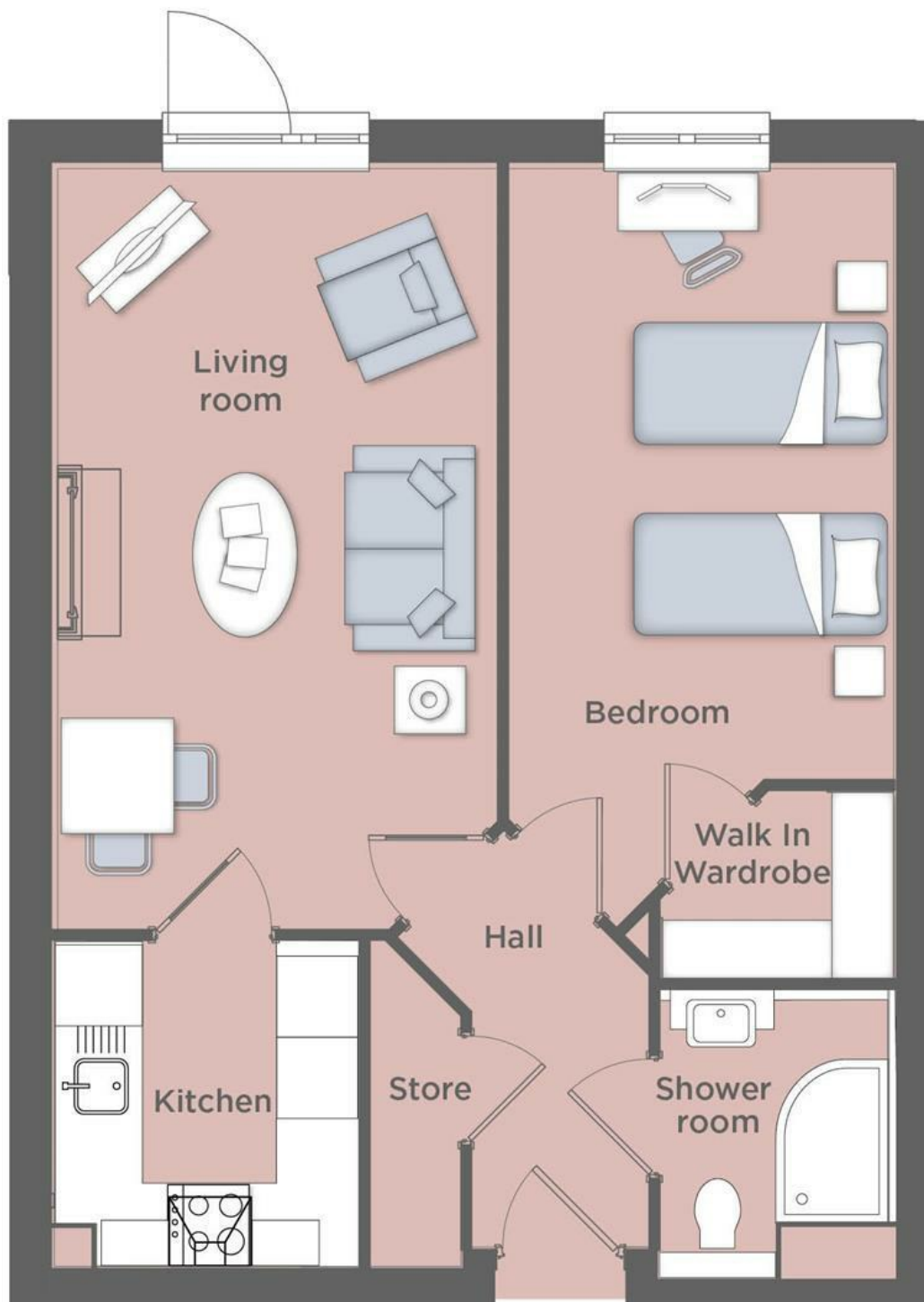
Utilities/Services - Mains electric, water & drainage, Electric Heating

Wiltshire Council Tax - Band C

Tenure - Leasehold Service Charges & Ground Rent combined - £2994.00 annually (for 2021/2022) Length of Lease 999 years from January 2021.







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