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68 The Fairways, Chippenham, Wiltshire, SN15 5LJ

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Offers In Excess Of £200,000

NO ONWARD CHAIN-A contemporary two double bedroom duplex apartment set in the exclusive and sought after development of The Fairways, a recently built retirement complex on the edge of Chippenham.

- Fairways Retirement Village (exclusively for the over 55s)
- Duplex Apartment
- Two Double Bedrooms, with Two En-Suites
- Impressive 30ft Principal Bedroom
- Balcony with Far-Reaching Views
- Welcoming Communal Spaces Ideal for Socialising
- On-Site Activities Including Bowls, Putting and Giant chess
- Spa, Swimming Pool and Jacuzzi
- Snooker Room and Private Cinema
- No Onward Chain

Leasehold

EPC Rating C









A contemporary and stylish two double bedroom duplex apartment with balcony terrace enjoying an open outlook with views and offering spacious and flexible accommodation. 68 The Fairways boasts the most spacious of layouts on the development, with over 1150sq ft of accommodation and the flexibility to comfortably accommodate friends and family with their own space and bathroom facilities if and when required. Further benefits is that this apartments has two bathrooms with one bathroom including both a walk in shower and a full sized bath.

The apartment is situated within The Fairways Retirement Village (available to over 55s) which comprises 75 individually crafted custom-built apartments in a number of different styles. All the apartments are arranged around a light and airy atrium, the perfect setting for you to meet up with friends and enjoy a cup of coffee, or perhaps even a game of bowls, putting or giant chess. There are a number of onsite facilities which include residents lounge, restaurant, spa, swimming pool, Jacuzzi, well equipped gym, snooker room and cinema.

The apartment offers spacious and well presented accommodation arranged over two floors. The ground floor comprises entrance hallway, lounge/dining with balcony terrace off, kitchen, bedroom and wet room. The first floor comprises a luxury master bedroom suite with large Velux windows with far reaching views and an en-suite bathroom. The L-shape of the bedroom allows the room to be split into a bedroom area, and reception area, enjoying the views from the velux.

The property is offered to the market with NO ONWARD CHAIN and an internal viewing is highly recommended.

Situation
The Fairways Retirement Village is situated along side the local Golf Course on the outskirts of the town offering views over the surrounding countryside. The Fairways has an impressive range of shared facilities giving the perfect opportunity to socialise and to enjoy the full range of activities which are available. There is a communal atrium which is home to a number of facilities including a Restaurant, Hair & Beauty Salon, Library with IT suite, Swimming Pool, Bowls, Mini Golf, Giant Chess, Snooker Room, Cinema Room, Shop, Gym and so much more. There are 3 lifts available within the complex or staircases to each floor which can be used as appropriate. The Fairways provides a wonderful opportunity to join a friendly community of like minded people, with all the freedom and independence of your own front door, ensuring that during retirement your life is as full as ever, with the added peace of mind that there is flexible levels of support available if or when you ever need it.

Property Information
Council Tax Band: D

Leasehold: 125 year lease from 01/01/2014 113 years remaining

Mains Water And Drainage

Electric Heating

EPC Rating: C







Floor Plan

Approx. 106.7 sq. metres (1148.1 sq. feet)



Illustration for identification purposes only, measurements are approximate, not to scale.
Plan produced using PlanUp.

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 firms employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

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