



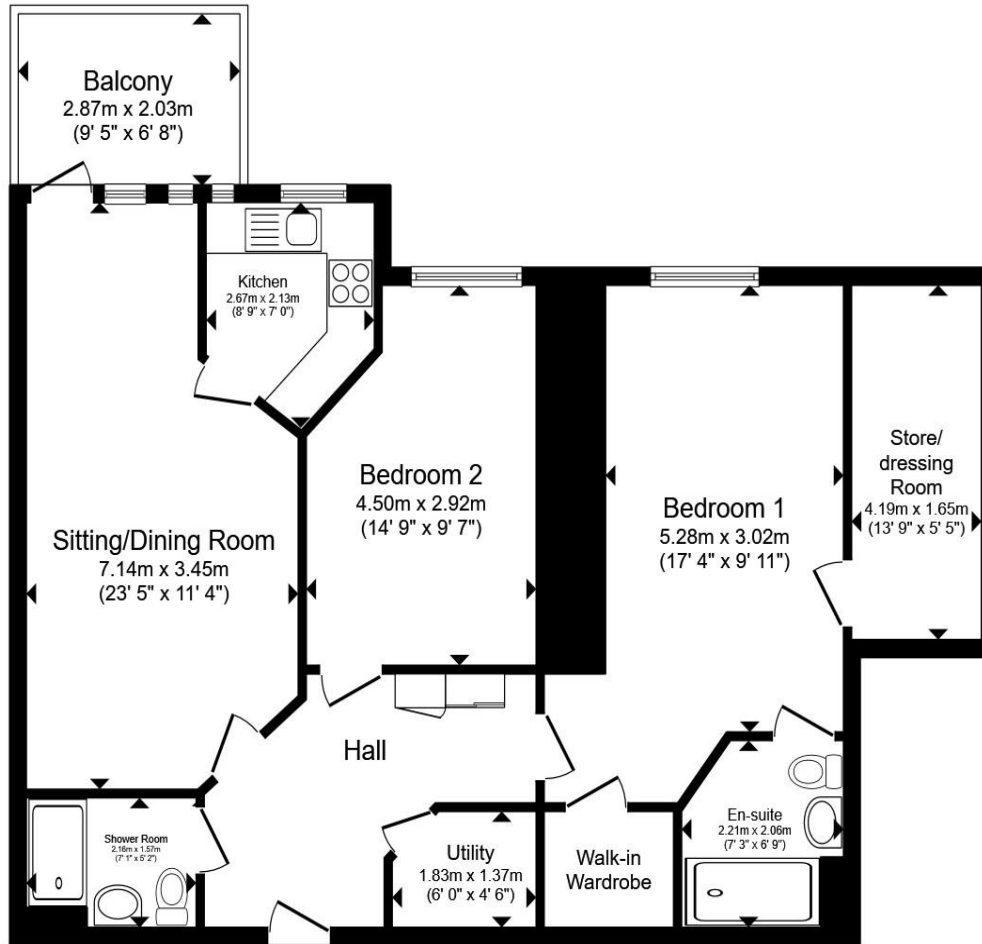
**Waterford Place, Westmead Lane, Chippenham, SN15 3GX**

**welcome to**

**Waterford Place, Westmead Lane, Chippenham**

A superb top-floor two-bedroom retirement apartment at the sought-after Waterford Place. Features a bright living/dining room with balcony, kitchen & separate utility, two bathrooms and lift access, set within communal gardens with regular resident activities available.





Total floor area 90.4 m<sup>2</sup> (973 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



## Location

The development enjoys a convenient location close to local amenities and transport links. Annual parking permits are available at £250 (subject to availability). An excellent opportunity to acquire a superb top-floor retirement apartment combining independence, comfort, and convenience.

## Entrance Hall

## Sitting/Dining Room

23' 5" x 11' 4" ( 7.14m x 3.45m )

## Kitchen

8' 9" x 7' ( 2.67m x 2.13m )

## Utility

6' x 4' 6" ( 1.83m x 1.37m )

## Bedroom One

17' 4" x 9' 11" ( 5.28m x 3.02m )

## Walk-In Wardrobe

13' 9" x 5' 5" ( 4.19m x 1.65m )

## En-Suite

7' 3" x 6' 9" ( 2.21m x 2.06m )

## Bedroom Two

14' 9" x 9' 7" ( 4.50m x 2.92m )

## Shower Room

## Balcony

welcome to

## Waterford Place Westmead Lane, Chippenham

- Two Bedroom Top Floor Over 60's Retirement Flat with Lift Access
- Within Close Reach to Chippenham Town Centre
- Master Bedroom with En-Suite and Walk-in Wardrobe
- Communal Areas & Homeowners Lounge with Activities Available
- Private Balcony Overlooking Communal Gardens

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 4116.00

Ground Rent: 495.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £280,000



Please note the marker reflects the postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/CHP111802](https://www.allenandharris.co.uk/Property/CHP111802)



Property Ref:  
CHP111802 - 0006

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