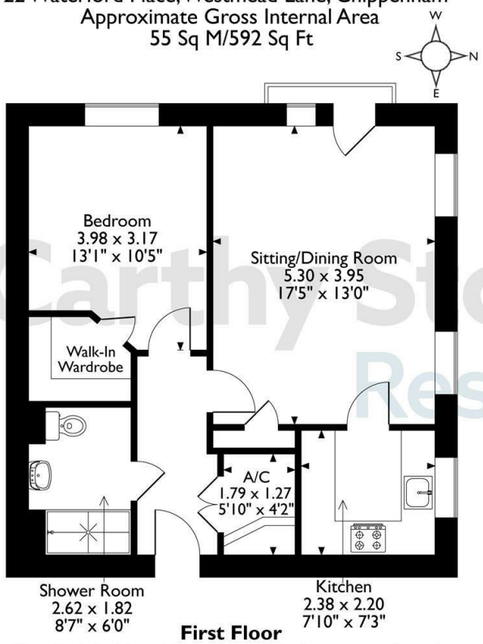
McCarthy Stone
Resales

22 Waterford Place, Westmead Lane, Chippenham
Approximate Gross Internal Area
55 Sq M/592 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.

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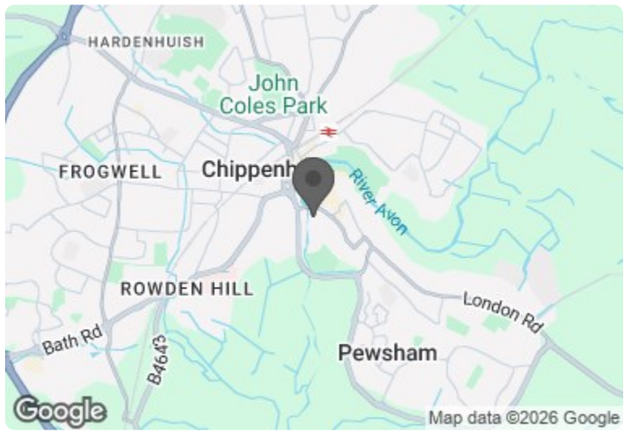
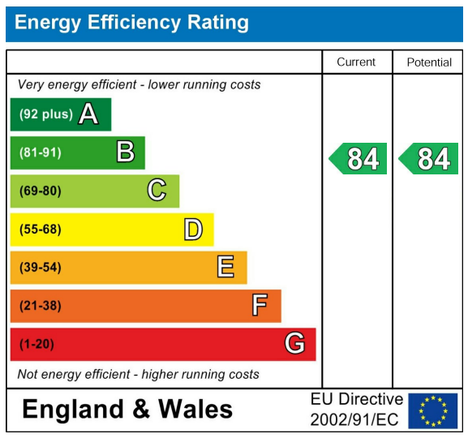
Council Tax Band: C





This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you

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The Property Ombudsman

McCarthy Stone
Resales

22 Waterford Place

Westmead Lane, Chippenham, SN15 3GX

PRICE REDUCED

PRICE REDUCTION

Asking price £145,000 Leasehold

This beautifully presented one-bedroom apartment is located at McCarthy & Stones Waterford Place, Retirement Living Development for the over-60's. This property is conveniently located on the first-floor providing views across the development. The residence features a spacious dual aspect living room with a Juliet balcony, fitted kitchen with integrated appliances, double bedroom with a walk-in wardrobe, a bathroom fit with an access-level shower, and a large storage cupboard.

On site facilities include, a communal lounge which is the hub of social activities, 24/7 care line , guest suite available for visiting friends & family, pleasant landscaped gardens, and MORE! Don't miss the chance to make this lovely property your new home.

Pet Friendly *Energy Efficient* *Lift Access To All Floors*

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

Waterford Place, Westmead Lane,

1 Bed | £145,000

PRICE REDUCED

Development Overview
Waterford Place was 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 and 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.

Property Overview
A beautifully presented, first floor apartment located within close proximity to the lift that serves all floors. The spacious, dual aspect living room opens to a Juliet balcony and the modern kitchen is well equipped with integrated appliances. The double bedroom has a walk in wardrobe and the modern bathroom has a walk in shower. All principle rooms benefit from underfloor heating.

Social Lifestyle
The Communal Lounge is at the heart of the community at Waterford Court and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, Chair Yoga, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Landscaped Gardens
One of the main social hubs of Waterford Place is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

"The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction." – McCarthy Stone Homeowner

Parking
Car parking is available with a yearly permit at a charge of around £250 per annum (subject to availability).

Service Charge
What your service charge pays for:

• House Manager who ensures the development runs smoothly
• All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
• 24hr emergency call system
• Monitored fire alarms and door camera entry security systems
• Maintaining lifts
• Heating and lighting in communal areas
• Contingency fund including internal and external redecoration of communal areas
• Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Service Charge is £2,879.56 for the financial year ending 30/06/2027.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to
(Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

Additional Information & Services
• Copper Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage

Lease
Lease length: 125 Years from 1st June 2015
Ground rent: £425 per annum
Ground rent review: 1st June 2030
Managed by: McCarthy and Stone Management Services

Moving Made Easy
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

• FREE Entitlements Advice to help you find out what benefits you may be entitled to.
• Part Exchange service to help you move without the hassle of having to sell your own home.
• Removal Services that can help you declutter and move you in to your new home.
• Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.