## 31 Waterford Place Westmead Lane, Chippenham, SN15 3GX

## £145,000

Waterford Place was developed by McCarthy & Stone in 2015 and provides independent living for those over 60 Years. Located in a central position close to town and main line railway station serving Bath, Bristol and London. The accommodation briefly comprises: Hall, living room with balcony, fitted kitchen, bedroom with walk in wardrobe, shower room and utility cupboard. There is a communal lounge and an outside garden area, a guest suite provides provision for visitors. NO ONWARD CHAIN.

## Main Reception

Main Reception with access to communal lounge and lifts.

## Landing with door into the apartment

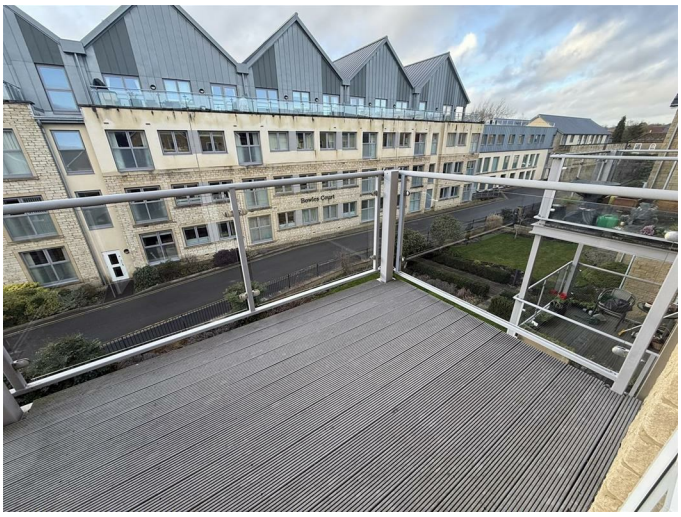
## Entrance Hallway

Walk in utility cupboard with space for washing machine and water softener.

## Living Room 23'0" x 11'0" narrow to 7'02" (7.01m x 3.35m narrow to 2.18m)

Double glazed door to balcony.

## Balcony



## Fitted Kitchen 8'0" x 7'09" max irregular shape (2.44m x 2.36m max irregular shape)

Double glazed window with a range of cupboards and drawers, inset electric hob, cooker hood and fitted over, inset sink unit.

## Bedroom 13'08" x 9'09" (4.17m x 2.97m)

Double glazed window - door to walk in wardrobe.

## Shower Room

Shower, W.C, hand basin.

## Communal Lounge

## Outside

## Tenure

GOV.UK advise Leasehold.

Maintenance Charge - £228.74 / Month

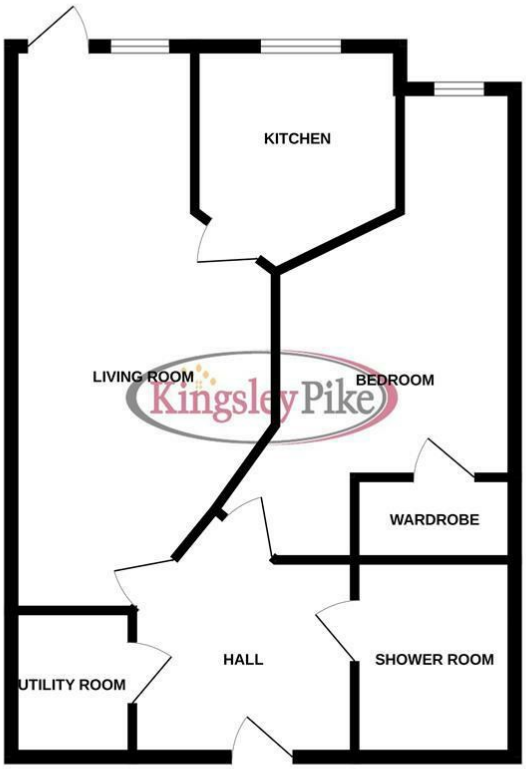
Ground Rent £212.50 Every 6 Months

## Council Tax Band

GOV.UK advise band C

## Floor Plan

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.
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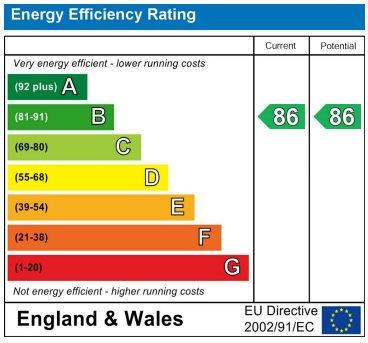
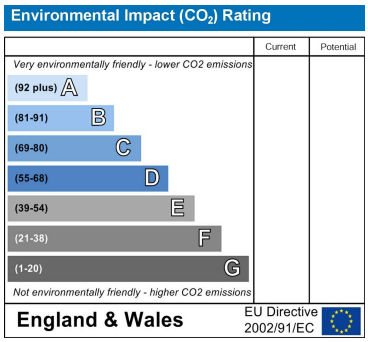
## Area Map

## Energy Efficiency Graph

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