



5 Castle Lodge, Chippenham, SN15 3YY

NO ONWARD CHAIN! A one bedroom apartment within the sought after Castle Lodge development of retirement homes designed for those aged fifty five and over, ideally located in the centre of the town. This well presented ground floor apartment is thoughtfully laid out with benefits to include an entrance hall with useful storage cupboard, dual aspect sitting/dining room with feature fireplace, kitchen with a window and integrated appliances, shower room, double bedroom with built in wardrobes, double glazing and electric heating. In addition personal safety features including a lift, care and support system. On site is a large communal lounge, laundry room, guest suite and parking area.

Situation

The development is conveniently situated opposite the bus station, close to the library and the bustling town centre offering a wide range of amenities. A short walk away is the River Avon and Monkton Park with riverside walks, cycleways and a nine hole golf course. Pedestrian access leads on through to the mainline railway station linking within 15 minutes to the Georgian City of Bath as well as London Paddington in just over an hour. M4 J.17 is c.5 miles north of Chippenham.

Accomodation Comprising:

Entrance door to:

Reception Hall

Night storage heater. Dado rail. Coving. Storage cupboard housing hot water tank. Doors to:

Sitting Room

Double glazed window to front and side. Night storage heater. Feature electric fireplace with wooden surround and hearth. Coving. Multi glazed door to:

Kitchen

Double glazed window to side. Range of drawer and cupboard base units with matching wall mounted cupboards. Rolled edge worksurfaces with tiled splash backs and inset single bowl single drainer stainless steel sink unit. Built-in electric hob with extractor over. Built-in eye level oven. Integrated fridge and freezer. Coving.

Double Bedroom

Double glazed window to front. Night storage heater. Built-in double wardrobe. Coving.

GOODMAN WARREN BECK

64 Market Place
Chippenham, Wiltshire SN15 3HG
Tel 01249 444449 | Fax 01249 448989
Email info@goodmanwb.co.uk

£99,750

Shower Room

Extra wide fully tiled shower cupboard. Vanity wash basin with cupboard under. Close coupled WC. Tiling to principal areas. Light and shaver point. Wall mounted electric fan heater.

Communal Facilities

Residents Lounge

Newly decorated, offering a large open plan area on the ground floor, ideal for social get togethers.

Laundry Room

Communal laundry facilities, which are available to all Owners. The costs of running the laundry, including servicing and repairs, are paid for through the service charge.

Guest Suite

A Guest Suite is provided for visiting relatives or friends and a charge is made for its use. Reservations are arranged via your Lodge Manager. Priority may be given to a visitor helping a sick Owner.

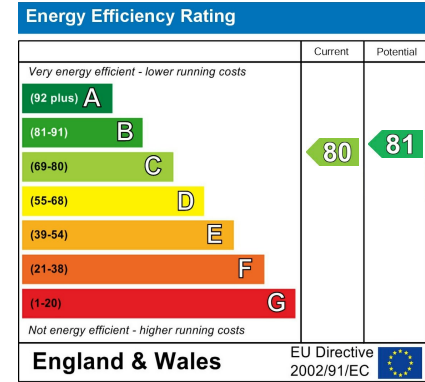
Parking

There is a residents parking area and spaces are provided free of charge.

Directions

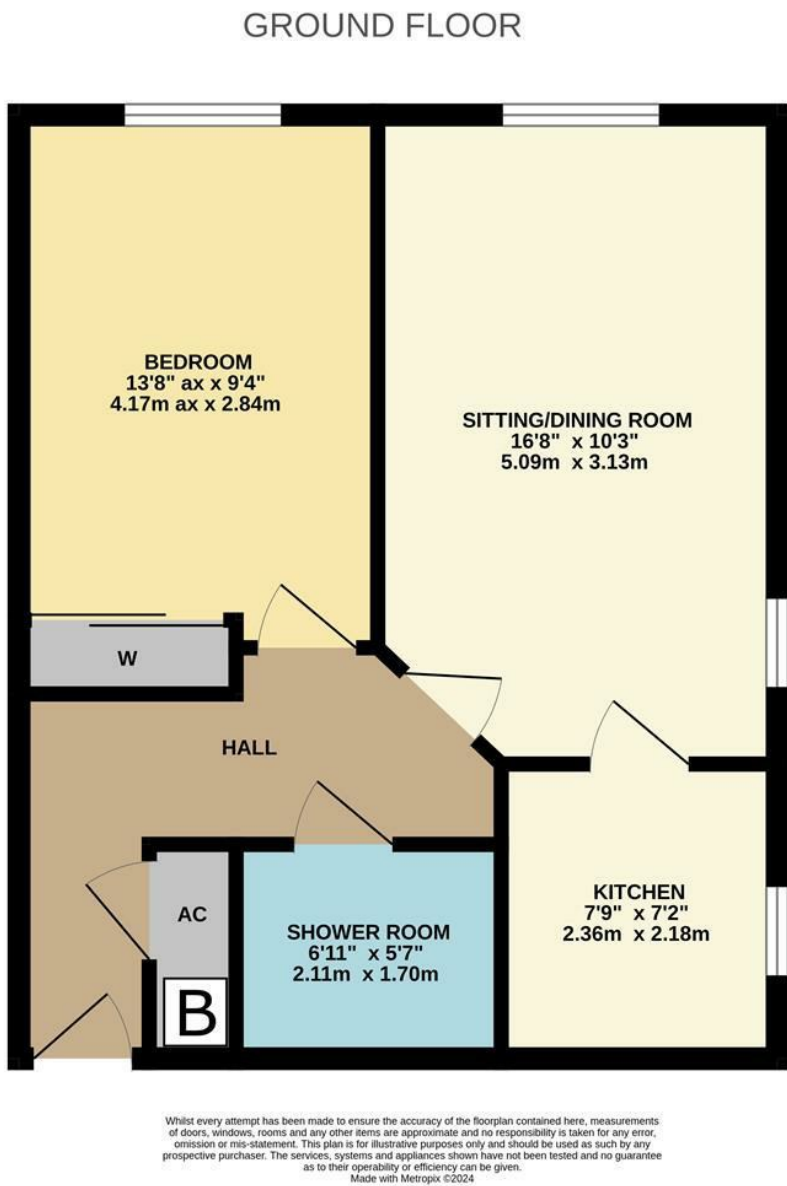
From our Office in the Market Place proceed past the bus station and Castle Lodge will be found on the right. Turn right at the junction into Gladstone Road and after 50 yards turn right at the end of the building. This leads to the parking and entrance to the apartments.

ENERGY PERFORMANCE GRAPHS



Council Tax Band: A

Tenure: Leasehold



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 firm's employment has the authority to make or give any representation or warranty in respect to this property. We have not carried out a detailed survey not tested the services, appliances and specific fittings. All measurements and distances are approximate only. Room sizes should not be relied upon for carpets and furnishings. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Your home is at risk if you do not keep up repayments on a mortgage or other load secured on it. Floor plans (not to scale, for illustrative purposes only)