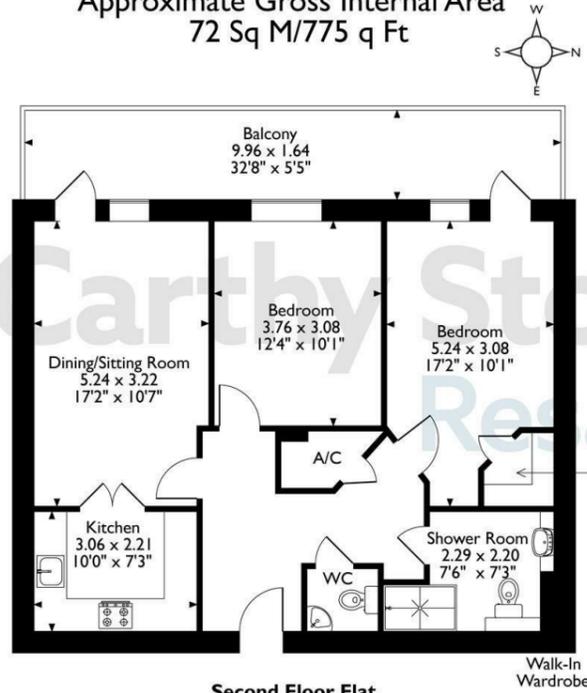


51 Bowles Court, Westmead Lane, Chippenham  
Approximate Gross Internal Area  
72 Sq M/775 sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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 that 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 download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



**51 Bowles Court**

Westmead Lane, Chippenham, SN15 3GU

**PRICE REDUCED**



**PRICE REDUCTION**

**Asking price £249,900 Leasehold**

Second floor, two bedroom retirement apartment (with no apartment directly above) Full width walk out balcony overlooking the gardens and the River Avon, accessed from both the living room and master bedroom.

\*On Site Restaurant\* \*24/7 On Site Support\* Pet Friendly\* \*Energy Efficient\*

**Call us on 0345 556 4104 to find out more.**

# Bowles Court, Westmead Lane,

## 2 Bed | £249,900

**PRICE  
REDUCED**

### Bowles Court

Bowles Court enjoys excellent communal facilities including a Homeowners lounge, restaurant with a fantastic, varied and subsidised daily lunch service, laundry room, mobility scooter store and landscaped gardens backing onto the River Avon.

Our Estates team is available to support the needs of Homeowners and to oversee the smooth running of the development.

There are chargeable care and domestic help packages available, albeit all home owners receive 1 hour free domestic assistance each week. All apartments are equipped with a 24-hour emergency call system. There is also the excellent guest suite widely used by visiting family and friends for which a small charge per night applies.

There are well-managed landscaped communal gardens backing onto the River Avon providing delightful River views with ample terraced seating areas.

It's so easy to make new friends and to lead a busy and fulfilled life at Bowles Court; there are always plenty of regular activities to choose from including; an art group, fitness classes, tai chi, coffee mornings, bridge club, games and quiz nights, themed events and occasional organised trips. Whilst there is something for everyone there is certainly no obligation to participate and home owners can 'dip in and out' of activities as they wish.

### The Local Area

Bowles Court was completed at the end of 2015 and occupies a pleasant position just 200 metres from the centre of town. A variety of local supermarkets can be found nearby and the Town Centre also boasts access to a local Hospital and plenty of Doctors surgeries. Banks, retail stores and independent shops. There are also regular traditional town markets. Places of interest in the local area are varied, with John Coles Park, the museum and Heritage Centre and Chippenham folk festival just a few examples. For those interested in wider travel, transport links are strong with regular bus services connecting residents to towns including Bath, Calne, Devizes, Trowbridge and Swindon. Rail links are also good and Chippenham railway station features along the main line to London Paddington.

### No.51

Located on the second floor, with no other apartment directly above, is this well presented apartment has a walk out balcony overlooking the River Avon. The generous size living/dining room opens on to the balcony and the well equipped kitchen has integrated appliances. Both bedrooms are of a double size and the master bedroom opens on to the balcony, along with having a walk in wardrobe. The modern shower room has a level access shower and there is a further cloakroom, both accessed from the entrance hall. Emergency pull cords are provided within the apartment for peace of mind.

### Entrance Hall

The property is accessed via a solid oak-veneered entrance door, complete with a spy-hole for added security. A security intercom system offers both audio and visual communication with the main

development entrance, with video accessible through the homeowner's TV.

A spacious storage cupboard is fitted with lighting and shelving, and houses the Gledhill water cylinder, which supplies domestic hot water.

An emergency pull cord is installed for added peace of mind.

### Cloakroom

Corner wash hand basin and WC.

### Living Room

A bright, welcoming room courtesy of the full height triple-glazed window and door opening on to the walk out balcony. Feature glazed panelled double doors to kitchen.

### Balcony

Spanning the full width of the apartment, the balcony is a lovely place to sit out and relax whilst overlooking the communal gardens and the River Avon.

### Kitchen

Excellent Range of 'Maple-effect' units with contrasting laminate worktops and matching upstands, incorporating a stainless steel single drainer inset sink unit. Comprehensive range of Integrated appliances comprising; a ceramic four-ringed hob with matching glass splashback and stainless steel chimney style extractor hood over, waist-level oven and concealed fridge and freezer. Ceiling downlights and tiled floor.

### Master Bedroom

Excellent double bedroom with full high triple-glazed window and door opening on to the balcony. Walk-in wardrobe with ample hanging rails, shelving and auto light.

### Bedroom Two

A further double bedroom that could alternatively be used as a separate dining room or study.

### Shower Room

White suite comprising; Walk-in shower with both 'raindrop' and traditional shower heads, close-coupled WC, vanity wash hand basin with under sink store cupboard and mirror with integral light and shaver point over. Ladder radiator, emergency pull cord and ceiling downlights. Extensively tiled walls and vinyl flooring.

### Parking

Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

There is a mobility scooter store available with direct access outside - please check with the House Manager on site for availability.

### Additional Information & Services

- Standard Broadband available
- Mains water and electricity
- Underfloor electric room heating
- Mains drainage

### Service Charge

What your service charge pays for:

- Estate Manager who ensures the development runs smoothly
- CQC Registered care staff on-site 24/7 for your peace of mind
- 1 hour cleaning / domestic assistance per week, per apartment
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- The running costs of the onsite restaurant
- Cleaning of communal areas daily
- Cleaning of windows
- Maintenance of the landscaped gardens and grounds
- Repairs & maintenance to the interior 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 Estate Manager.

Service Charge: Annual fee of £12,024.53 per annum for the financial year ending 30/09/2026.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs.

(Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

### Lease

Lease: 125 Years from 1st June 2015

Ground rent: £510 per annum

Ground rent review: 1st June 2030

### 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 that can assist with service charges or living costs.
- 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.

