



1 Castle Lodge
Chippenham, SN15 3YY

GOODMAN WARREN BECK

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Offered for sale with NO ONWARD CHAIN. A two bedroom ground floor apartment with the unusual benefit of its own private entrance door situated in the stylish and sought after Castle Lodge development of retirement apartments ideally located in the centre of Chippenham. Designed for those aged sixty and upwards the apartment benefits from a reception hall with useful storage cupboard, sitting/dining room with feature fireplace, fitted kitchen with built-in oven and hob, fridge and freezer, two double bedrooms with the master having a built-in wardrobe and a bathroom with bath and shower over. Other benefits include double glazing and night storage heating. The complex has a range of facilities including a residents lounge, laundry room and guest suite.

SITUATION

The development is accessible to all amenities including full medical facilities, High Street shops and independent retailers, banks and building societies, Post Office and Library. The town also offers a vibrant and colourful weekly street market and a bi-monthly farmers market, with produce from local growers and suppliers.

The town is just south of the M4 motorway, giving easy access to London, Bristol and South Wales. Chippenham boasts that it is one of the West Country's most dynamic and thriving market towns. Surrounded by history and nestled on the banks of the River Avon, Chippenham lies between the Marlborough Downs to the east, the Cotswolds to the north and west, and Salisbury Plain to the south. Surrounding the town are a number of villages including Lacock, Biddestone and Castle Combe. Chippenham is easily accessible by bus and rail. It is on the mainline route from London Paddington to the West Country and offers regular bus services to Bath, Trowbridge, Swindon, Calne and Devizes. Further, there is a national coach service connecting Chippenham to London, Wales, the South West, Midlands and East Anglia.

ACCOMMODATION COMPRISING:

Entrance door to:

RECEPTION HALL

Coving. Dado rail. Night storage heater. Care line call system. Airing cupboard. Doors to:

SITTING ROOM

Double glazed patio door to rear. Night storage heater. Feature electric fireplace with marble inset and hearth and oak surround. Coving. Television and telephone point. Telephone entry system. Multi-glazed door to:

KITCHEN

Double glazed window to rear overlooking the communal garden. Range of drawer and cupboard base units and matching wall mounted cupboards. Rolled edge work surfaces with tiled splash backs and inset single bowl single drainer stainless steel sink unit with mixer tap. Built-in electric hob with extractor over. Eye level oven. Coving. Wall mounted electric fan heater.

BEDROOM ONE

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

BEDROOM TWO

Double glazed window to rear. Electric panel heater. Coving.

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64 Market Place

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£185,000

BATHROOM

Refitted walk-in bath with optional powered raising seat, chrome mixer tap and separate shower over with concertina shower screen. Vanity wash basin with cupboard under. Close coupled WC. Tiling to principal areas. Coving. Light and shaver point. Extractor. Heated towel rail. Wall mounted fan heater.

DEVELOPMENT FACILITIES

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.

OWNERS LOUNGE

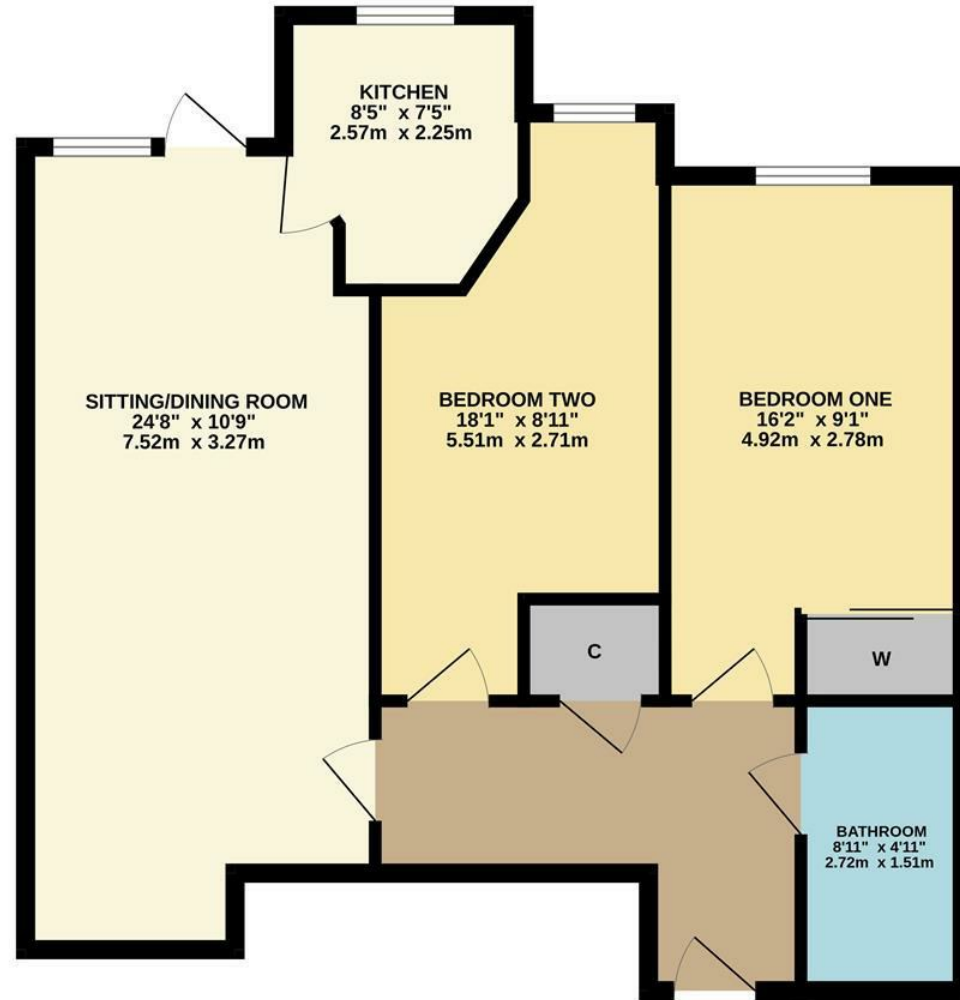
The Owners lounge is for the use of all Owners as a casual meeting place or for an organised event. It is also available for private hire by Owners, on payment of a fee which is placed in the Lodge/Developments trust account. Advance notice must be given to the Lodge Manager in order to make a booking.

DIRECTIONS

From our Office in the Market Place proceed pass 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.

GROUND FLOOR
719 sq.ft. (66.8 sq.m.) approx.



TOTAL FLOOR AREA: 719 sq.ft. (66.8 sq.m.) approx.
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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ENERGY PERFORMANCE GRAPHS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Council Tax Band:

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)

