

Asking Price £225,000 Leasehold

1 Bedroom, Apartment - Retirement

24, St Andrews Lodge 16 The Causeway, Chippenham, Wiltshire, SN15 3HN

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Churchill
Sales & Lettings
Retirement Property Specialists

St Andrews Lodge

St Andrew's Lodge is a delightful development of 45, one and two-bedroom apartments located in the historic market town of Chippenham and named after the 12th century St Andrew's Church in the Market Place.

Nestled on the banks of the River Avon between the Cotswolds and North Wessex Downs, Chippenham is a vibrant and colourful market town. The pedestrianised compact centre offers a good range of shops, independent boutiques and amenities including Emery Gate shopping centre and Borough Parade. Chippenham has a wealth of well maintained parks and open spaces, including John Coles Park with a Victorian Bandstand. Nearby is the quintessential English village of Lacock with picturesque streets, historic cottages and Abbey; Dyrham Park and Longleat Safari Park.

There is a regular bus service to towns including Bath, Calne, Devizes, Trowbridge and Swindon. Chippenham railway station is on the main line into London Paddington and offers good rail links across the region.

The Lodge manager is on hand throughout the day to support the Owners and keep the development in perfect shape as well as arranging many regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

St Andrew's Lodge has been designed with safety and security at the forefront, the apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. A Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

St Andrew's Lodge is managed by the award winning Churchill Estates Management Services, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

St Andrew's Lodge requires at least one apartment Owner to be over the age of 60 with any second Owner over the age of 55.







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Property Overview

ONE BEDROOM FIRST FLOOR APARTMENT

Churchill Sales & Lettings are delighted to present this lovely one bedroom apartment, situated within this stunning development. Presented in fantastic order throughout, the property offers bright and comfortable accommodation, ideal for those seeking a move-in ready home.

The Living Room offers ample space for living and dining room furniture and benefits from a feature electric fireplace with attractive surround. A French door opens to a Juliet balcony with views over the communal gardens.

The Kitchen is accessed via the Living Room and offers a range of eye and base level units with working surfaces over and tiled splashbacks. There is a built-in waist height oven, 4 ring electric hob with extractor hood over, a fridge and a freezer. A window allows for light and ventilation.

The Bedroom is a good-sized double room with a built-in mirrored wardrobe and ample additional fitted furniture. A window keeps this lovely room bright and airy.

The Shower Room offers a large shower with a handrail, a WC and wash hand basin with vanity unit beneath and a heated towel rail.

Perfectly complementing this wonderful apartment is a useful storage cupboard located in the hallway.

Call us today to book your viewing!







Features

- One bedroom first floor apartment
- Modern fitted kitchen with integrated appliances
- Lodge Manager available 5 days a week
- Owners' Lounge & coffee bar with regular social events
- 24 hour Careline system for safety and security
- Owners' private car park
- Close to the town centre & excellent transport links
- Buggy store with charging points
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country







Key Information

Service Charge (Year ending 30th November 2027)
£3,211.98 per annum.

Ground rent £575 per annum. Review date December 2030.

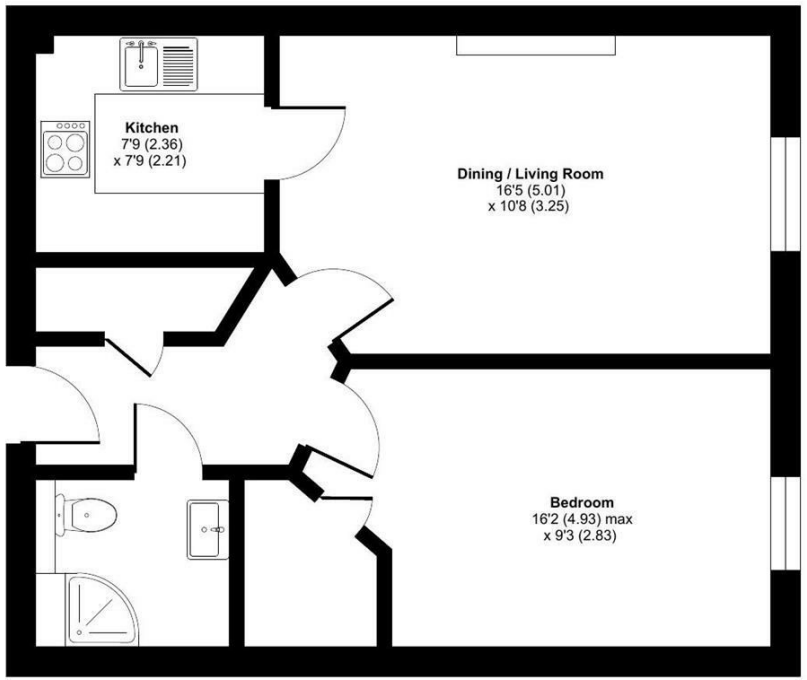
Council Tax Band C

999 year Lease is from 1st December 2020.

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management

Service charges include: Careline system, buildings insurance, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

Approximate Area = 502 sq ft / 46.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Churchill Sales & Lettings Limited. REF: 1527644

EPC Rating: B

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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