



44 Castle Lodge, Chippenham, SN15 3YY

GOODMAN WARREN BECK

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A modern well presented one bedroom top floor retirement apartment within Castle Lodge, designed for those aged fifty five and over, ideally located in the centre of Chippenham. The accommodation offers an entrance hall with large storage cupboard, sitting/dining room with feature fireplace, fitted kitchen with a range of appliances, refitted shower room and double bedroom with built-in wardrobes. In addition there are numerous personal safety features including a lift, care and support system. There is also a large ground floor communal lounge, laundry room on the same floor as the apartment and a guest suite.

Offers Invited £99,500

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.

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.

Communal Entrance Hall

Lift and entrance door to:

Entrance Hall

Dado rail. Coving. Access to roof space. Emergency pull cord. Storage cupboard housing hot water tank and shelving. Doors to:

Sitting/Dining Room

Double glazed window to front. Night storage heater. Feature fireplace. Coving. Multi glazed door to:

Kitchen

Double glazed window to front. 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 hob with extractor over. Built-in eye level oven. Integrated fridge and freezer. Coving.

Bedroom

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

Shower Room

Wall mounted Dimplex fan heater. Electric towel rail. Extra wide shower cubicle. Vanity wash basin with cupboard under and tiled splashback. Close coupled WC. Tiling to principal areas. Coving. Light and shaver point.

Communal Facilities

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.

Owners Lodge

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.

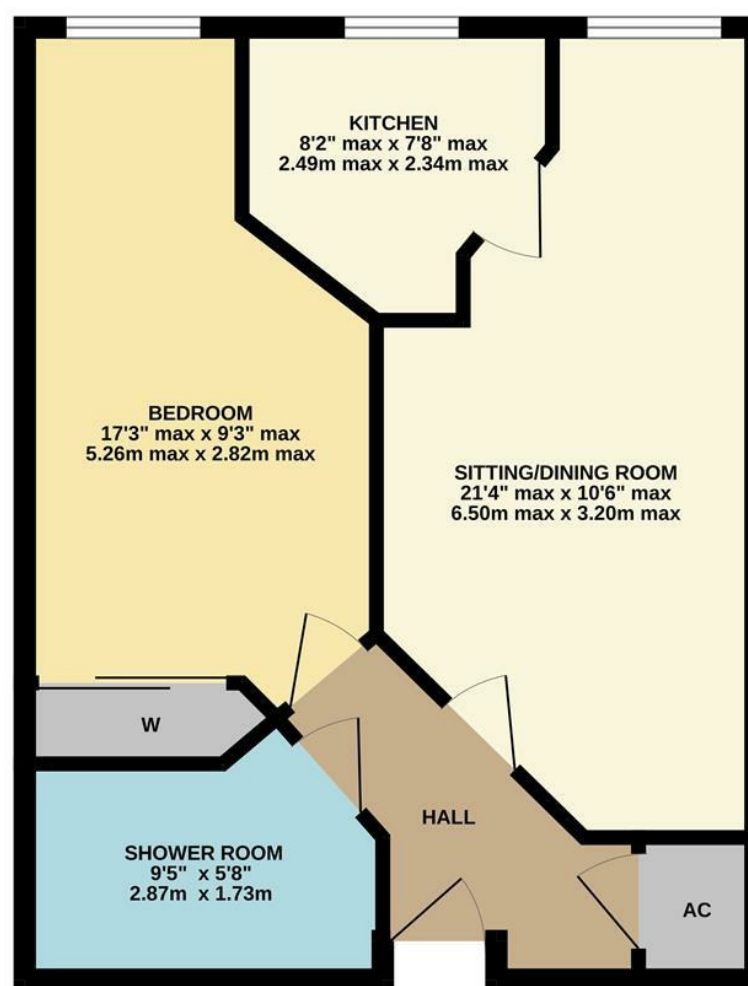
Parking

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

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.

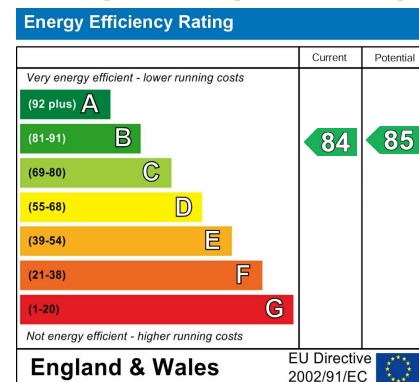
THIRD FLOOR
 479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA: 479 sq.ft. (44.5 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



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)