Andrews Court, Lyneham, SN15 4SN

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PROPERTY SALES & LETTINGS

- Apartment 17 'The Bibury'
- Open Plan Living Accommodation
- Utility/*Cloakroom (*upgrade Option)
- South Facing garden
- Mobility Scooter Garage with Charging Stations
- Second Floor Top Corner
- One Generous Bedroom
- Communal Lounge and Sun Lounge with kitchen
- Communal Lift
- Over 55's

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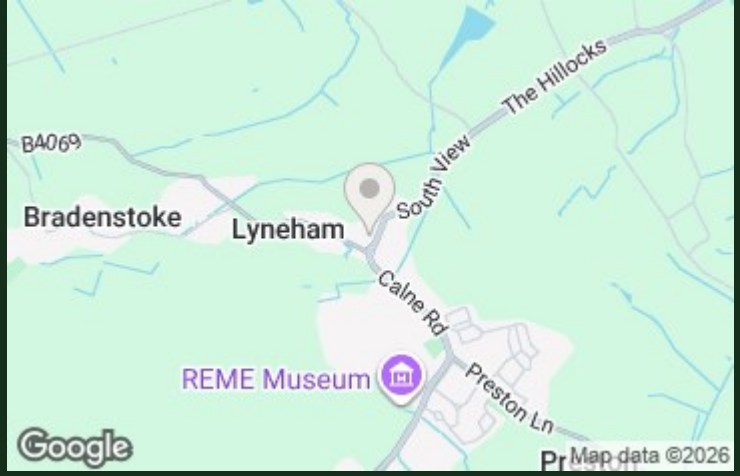
PROPERTY SALES & LETTINGS

Apartment 17 Andrews Court
Lyneham, SN15 4SN

£237,000

Apartment 17 is the current SHOW HOME being a lovely one bedroom apartment located on the 2nd floor designed to the popular 'The Bibury' design. The generous open plan living kitchen and dining area is the perfect place to relax and entertain and features a beautiful 'Hacker' kitchen with high end integrated appliances. The further layout comprises a spacious entrance hallway, utility room (with optional 2nd toilet upgrade), a generous bedroom (optional upgrade for wardrobe installation) with direct access creating and a stunning fully tiled shower/wet room en-suite with high end sanitary ware and ambient motion censored lighting. As with all the apartments benefits from zonal controlled under floor heating, video entrance system and accessed via the communal lift.

COTSWOLD HOUSE:
Cotswold house is a newly constructed and exclusive development of 18 semi/retirement 1 bedroom and 2 bedroom apartments specifically designed for the over 55's who are looking for quality yet contemporary living in a state of the art complex which features a delightful communal lounge with a stunning sun lounge and kitchenette for socialising and entertaining as well as wonderfully decorated hallways with lift access to all floors. To the outside are maintained gardens to the rear and two sides, the rear enjoying a perfect south aspect. All flats are heated by way of ground source heat pump technology, supported solar panels to the roof, feeding the underfloor heating to each apartment with individual zonal controls to each room, controlling the temperature to each room to just how you like it, a proven and cost effective way of heating your home! There are ample parking provisions with electric car charging points, as well as electric scooter garage parking and charging facilities.



Viewings

By appointment through Alan Hawkins Property Sales. Tel: 01793 840 222

Council Tax: Wiltshire Council

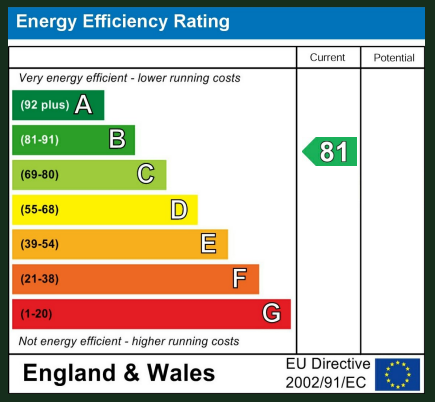
Tax Band New Build For information on tax banding and rates, please call Wiltshire Council

Tenure

Leasehold

Annual Ground Rent: £156.00
Annual Service Charge: £2,964.00

Energy Efficiency Rating (England & Wales)



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The Bibury at Cotswold House

One Bedroom Apartment

687 sq ft / 63.81 sq m

Penthouse Second Floor: 13, 14, 17, 18

The Bibury

Open Plan Living & Kitchen	7.59m x 5.22m 34.51 sq m	24'10" x 17'1" 376 sq ft
Master Bedroom	4.33m x 3.39m 14.24 sq m	14'3" x 11'1" 153 sq
Bathroom	2.55m x 1.98m 5.11 sq m	8'4" x 6'6" 55 sq ft
Utility	1.83m x 1.36m 2.55 sq m	6'0" x 4'6" 27 sq ft

*available at extra cost)

Welcome to the Bibury, situated on the Second Floor, this is our largest One Bedroom Apartment with an impressive 687 square feet of Penthouse Space! The Bibury benefits from beautiful views and light throughout from the cantilevered roof windows and boasts our largest Living Area on offer.

The generous open plan Living, Kitchen and Dining area totals over 370 square feet, the same size as some one bedroom Apartments! The large area has been designed perfectly to accommodate three rooms into one bright and airy modern space. The latest Top Specification Hacker Kitchen and Siemens Appliances are of the latest contemporary design to blend into the background whilst providing fantastic storage and social areas.

The Bibury benefits from a huge Master Bedroom, which can accommodate a King Size bed easily. Optional* built in cupboards are available providing a cavernous 3.5 meter length of storage and the room has convenient En-Suite Access to the Bathroom.

The Shower Room includes a walk-in Wet Room Shower, high specification sanitary ware, chrome fittings, heated towel rail and contemporary tiles throughout.

Each room of the Bibury is equipped with individually controlled Underfloor Heating during the Winter months.

Finally, the Utility Room offers owners a fantastic extra room to house Laundry Appliances and extra storage. This room also has the option to accommodate a Second Toilet and Basin if required*

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safeagent

The Property Ombudsman