



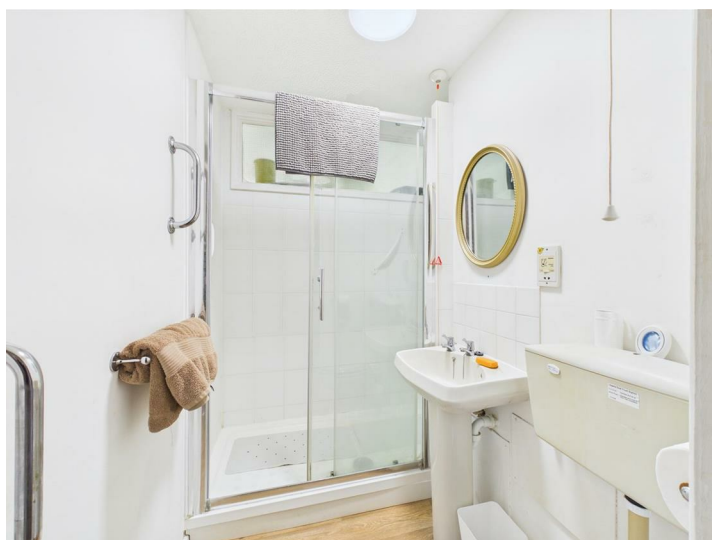
Nestled in the heart of Chippenham, this first-floor one-bedroom retirement apartment in Ivyfield Court along Charter Road offers a wonderful opportunity for those seeking a comfortable and convenient living space.

The apartment is equipped with electric heating and double glazing, ensuring a warm and cosy atmosphere throughout the year. While the property is in need of some updating, it presents a blank canvas for you to personalise and make your own. The shower room and kitchen are functional, and the communal areas are well-maintained, fostering a sense of community among residents.

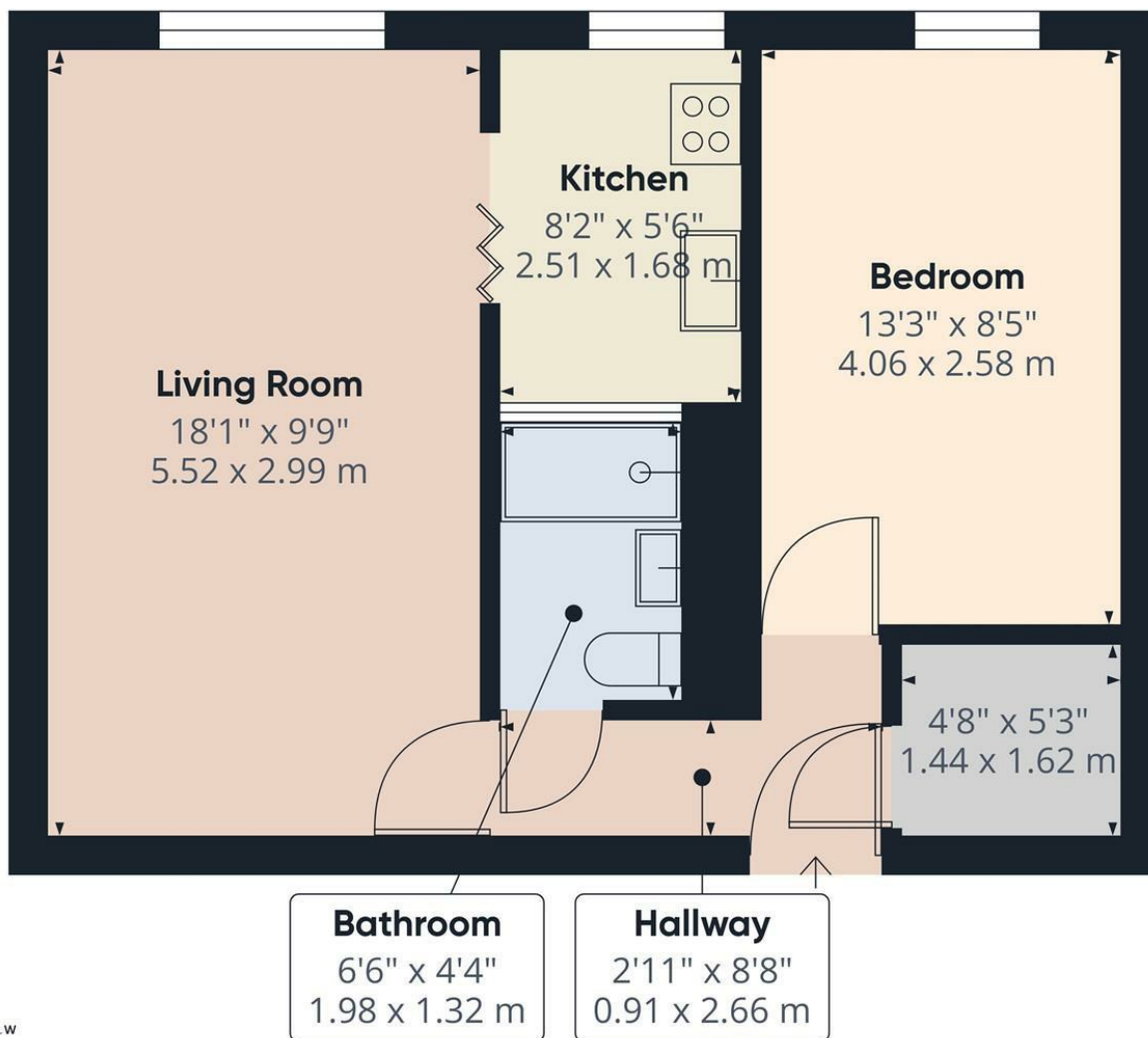
One of the standout features of this apartment is the access to delightful communal gardens, where you can enjoy the outdoors and socialise with neighbours. Additionally, the availability of communal washing machines adds to the convenience of daily living.

Situated in a central location, this retirement apartment is close to local amenities, making it easy to access shops, cafes, and other essential services. This property is ideal for those looking to embrace a relaxed lifestyle in a friendly community. Don't miss the chance to view this promising apartment and envision the potential it holds for your future.

- One Bedroom Apartment in a Central Location
- Kitchen & Shower Room
- Communal Gardens and Laundry
- No Onward Chain
- Electric Heating and Double Glazed
- Sitting / Dining Room
- Communal Residents Parking





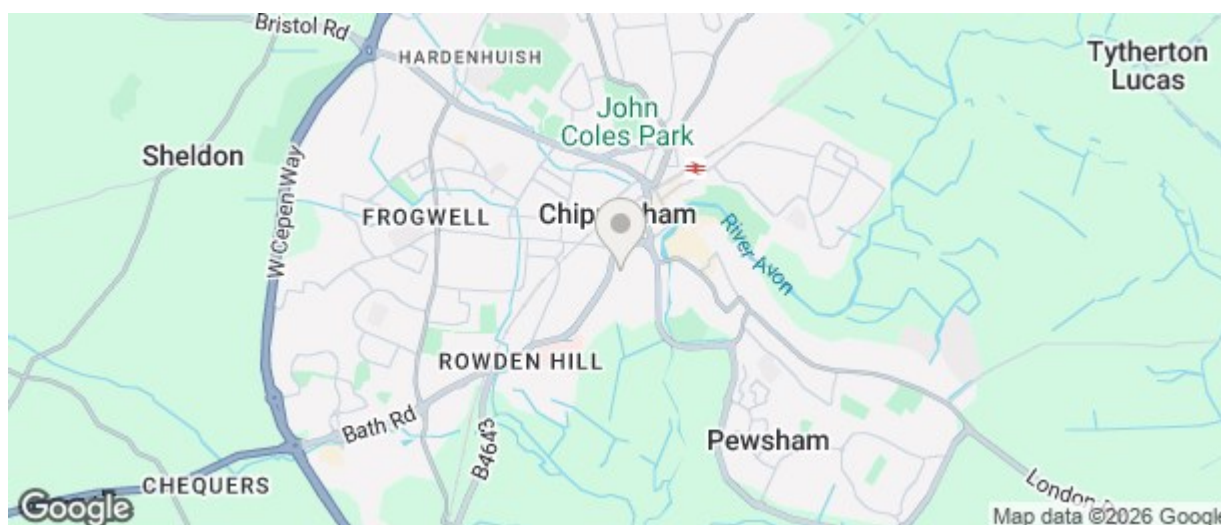


Approximate total area⁽¹⁾
426 ft²
39.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	71	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing