

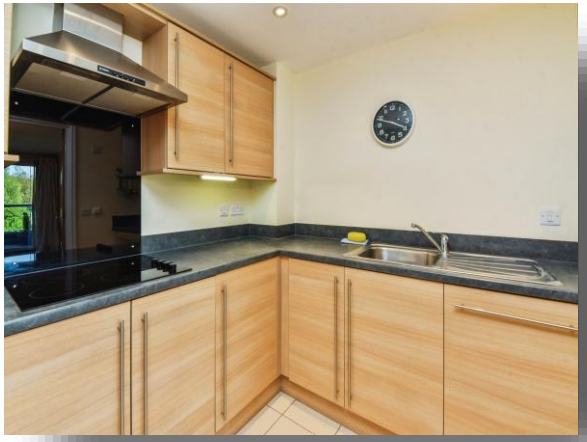
Bowles Court, Westmead Lane, Chippenham, SN15 3GU

allen & harris

welcome to

Bowles Court, Westmead Lane, Chippenham

A well-presented second-floor retirement apartment enjoying a full-width balcony with lovely views over the gardens and River Avon. With excellent communal facilities and an ideal town-centre location, early viewing is highly recommended. NO CHAIN!



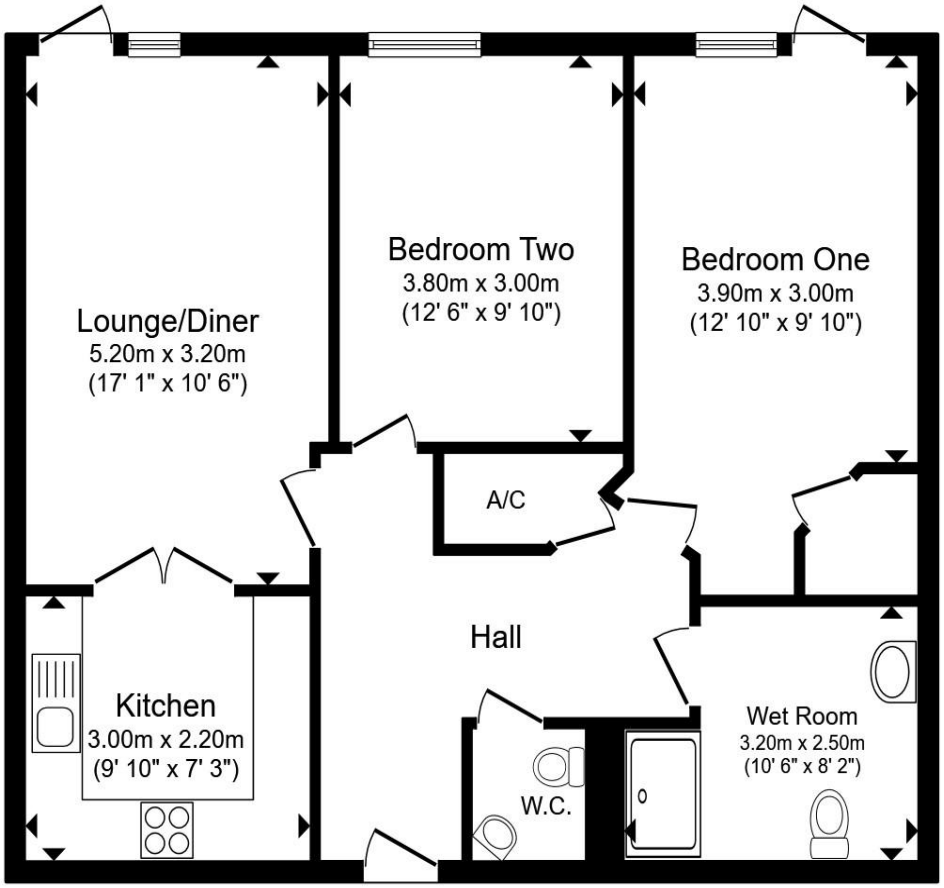












Floor Plan

Total floor area 74.3 m² (799 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Entrance Hall

Cloakroom

Lounge

Kitchen

Bedroom One

Bedroom Two

Wet Room

River View Balcony

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

Bowles Court, Westmead Lane, Chippenham

- Second floor retirement apartment with no apartment directly above
- Full-width walk-out balcony overlooking the gardens and River Avon
- Two double bedrooms, including principal bedroom with walk-in wardrobe
- On-site restaurant, 24/7 support and excellent communal facilities
- Convenient town-centre location close to shops and transport links

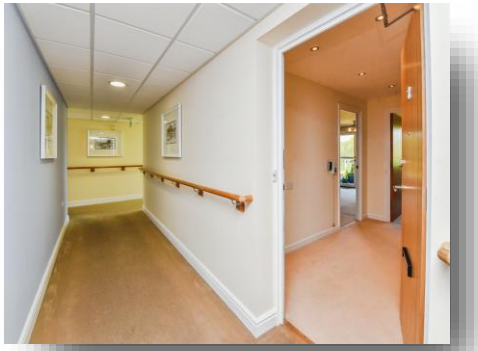
Tenure: Leasehold EPC Rating: C
Council Tax Band: E Service Charge: Ask Agent
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£230,000









Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/CHP111847

The Property Ombudsman

Property Ref:
CHP111847 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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