



20 Castle Lodge, Chippenham, SN15 3YY

GOODMAN WARREN BECK

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£125,000

A modern well presented retirement apartment within Castle Lodge, designed for those aged fifty five and over, ideally located in the centre of Chippenham. This light and airy second floor apartment offers spacious accommodation benefitting from entrance hall with large storage cupboard, sitting/dining room with feature fireplace, fitted kitchen with a range of appliances, 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.

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

Large walk in storage cupboard with water tank and electric meter. Emergency in house call system. Dado rail. Multi pane glazed door to:

Sitting/Dining Room

Double glazed picture window to front. Electric heater. Feature fireplace with electric fire. Television point. Telephone point. Coving. Multi paned door to:

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.

Kitchen

Double glazed window to front. Rolled edge work surfaces with tiled splash backs and inset single bowl single drainer stainless steel sink unit. Range of drawer and cupboard units with matching wall mounted cupboards. Built-in halogen hob with extractor over and eye level oven. Integrated fridge and freezer. Wall mounted electric fan heater. Coving.

Bedroom

Double glazed window to front. Dimplex night storage heater. Built in wardrobe with mirror fronted sliding doors. Telephone point. Coving.

Shower Room

Tiled double shower cubicle. Vanity wash basin with cupboard under. Close coupled WC. Heated towel rail. Extractor fan. Electric fan heater. Extensive tiling. Coving.

Other 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.

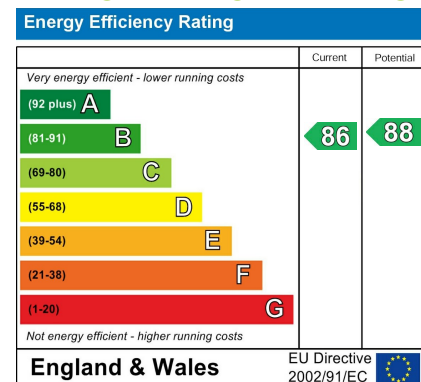
Owners Lounge

Newly decorated, offering a large open plan area on the ground floor, ideal for social get togethers.

Laundry Room

On the same floor as the apartment and only a short walk away are the 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.

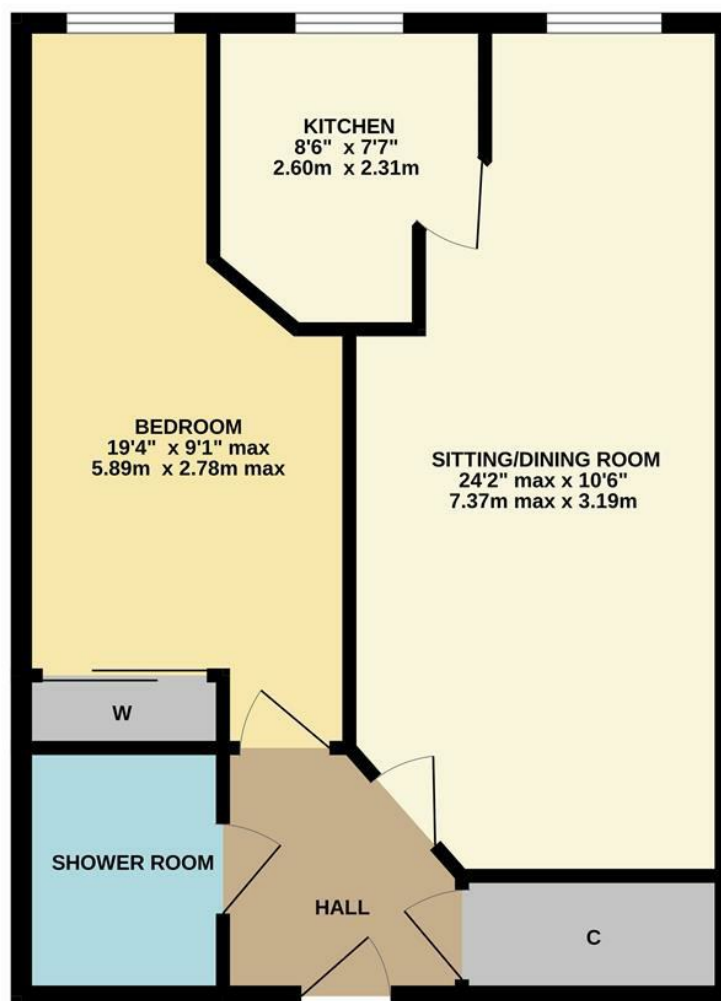
ENERGY PERFORMANCE GRAPHS



Council Tax Band: A

Tenure: Leasehold

SECOND FLOOR
 532 sq.ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA: 532 sq.ft. (49.4 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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