



Waterford Place Westmead Lane, Chippenham SN15 3GX

welcome to

Waterford Place Westmead Lane, Chippenham

A superb top-floor two-bedroom retirement apartment at the sought-after Waterford Place. Features a bright living/dining room with balcony, kitchen & separate utility, two bathrooms and lift access, set within communal gardens with regular resident activities available.



Situated on the top floor of the highly regarded Waterford Place, this beautifully presented two-bedroom retirement apartment offers spacious, light-filled accommodation designed for comfortable and secure living in the heart of Chippenham.

The apartment is accessed via a welcoming entrance hall with ample storage, leading through to a generous sitting/dining room which enjoys plenty of natural light and opens directly onto a private balcony, ideal for relaxing with a morning coffee.

The well-appointed kitchen is thoughtfully arranged and complemented by a separate utility room, providing additional practicality and storage without compromising on style.

There are two well-proportioned bedrooms, with the impressive principal bedroom benefiting from a walk-in wardrobe as well as an additional separate storage/dressing room, offering excellent flexibility for clothing, storage, or hobby space. A modern en-suite wet room serves the principal bedroom. A further contemporary family bathroom serves guests and the second bedroom, which could also be used as a home office if required.

Waterford Place is a popular McCarthy & Stone development offering lift access, beautifully maintained communal gardens and a vibrant community atmosphere, with regular organised activities available for residents wishing to socialise. An onsite House Manager and a security entry system provide additional peace of mind.

Location

The development enjoys a convenient location close to local amenities and transport links. Annual parking permits are available at £250 (subject to availability). An excellent opportunity to acquire a superb top-floor retirement apartment combining independence, comfort, and convenience.

Entrance Hall

Sitting/Dining Room

23' 5" x 11' 4" (7.14m x 3.45m)

Kitchen

8' 9" x 7' (2.67m x 2.13m)

Utility

6' x 4' 6" (1.83m x 1.37m)

Bedroom One

17' 4" x 9' 11" (5.28m x 3.02m)

Walk-In Wardrobe

13' 9" x 5' 5" (4.19m x 1.65m)

En-Suite

7' 3" x 6' 9" (2.21m x 2.06m)

Bedroom Two

14' 9" x 9' 7" (4.50m x 2.92m)

Shower Room

Balcony



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welcome to

Waterford Place Westmead Lane, Chippenham

- Two Bedroom Top Floor Over 60's Retirement Flat with Lift Access
- Within Close Reach to Chippenham Town Centre
- Master Bedroom with En-Suite and Walk-in Wardrobe
- Communal Areas & Homeowners Lounge with Activities Available
- Private Balcony Overlooking Communal Gardens

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 4116.00

Ground Rent: 247.00

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.

£280,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CHP111802 - 0004

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