





📍 64 The Fairways Retirement Village Malmesbury Road, Chippenham, SN15 5LJ

🏠 Price Guide £230,000

An exceptional opportunity to acquire one of a limited number of beautifully presented two-bedroom second-floor apartments enjoying two private balconies with a pleasant outlook towards Chippenham Golf Course. Fairways Retirement Village is ideally located within a short drive of Chippenham town centre and is available exclusively to residents aged 55 and over.

- Retirement Village for the Over 55's
- Modern Second Floor Apartment
- Spacious & Stylish
- Two Bedrooms
- Two Balconies Enjoying a Pleasant Outlook
- Excellent On-Site Facilities
- Flexible 24Hrs Assistance
- Regular Free Minibus Service to Supermarkets and Town Centre
- A Short Drive From the Town Centre & Train Station
- Guest Facility

🏠 Leasehold

🏠 EPC Rating D





The stylish accommodation comprises a welcoming entrance hallway with a useful storage cupboard leading to a generous sitting/dining room with direct access to the dual aspect balcony terraces. The modern kitchen is well appointed with a range of built-in appliances. There are two bedrooms, with both the principal bedroom and second bedroom featuring fitted bedroom furniture. There is also access to a contemporary Jack & Jill wet room via the hallway and principal bedroom.

Fairways Retirement Village consists of 75 individually crafted, custom-built apartments arranged around a light and airy central atrium—an ideal space for socialising with friends over coffee or enjoying activities such as bowls, putting, or giant chess. Residents benefit from an outstanding range of on-site facilities, including a residents' lounge, restaurant, spa, swimming pool, Jacuzzi, fully equipped gym, snooker room, and cinema.

#### **Situation**

The Fairways Retirement Village is situated along side the local Golf Course on the outskirts of the town offering views over the surrounding countryside. The Fairways has an impressive range of shared facilities giving the perfect opportunity to socialise and to enjoy the full range of activities which are available. There is a communal atrium which is home to a number of facilities including a Restaurant, Hair & Beauty Salon, Library with IT suite, Swimming Pool, Bowls, Mini Golf, Giant Chess, Snooker Room, Cinema Room, Shop, Gym and so much more. There are 3 lifts available within the complex or staircases to each floor which can be used as appropriate. The Fairways provides a wonderful opportunity to join a friendly community of like minded people, with all the freedom and independence of your own front door, ensuring that during retirement your life is as full as ever, with the added peace of mind that there is flexible levels of support available if or when you ever need it.

#### **Property Information**

Council Tax Band: - D

Leasehold

Mains Water And Drainage

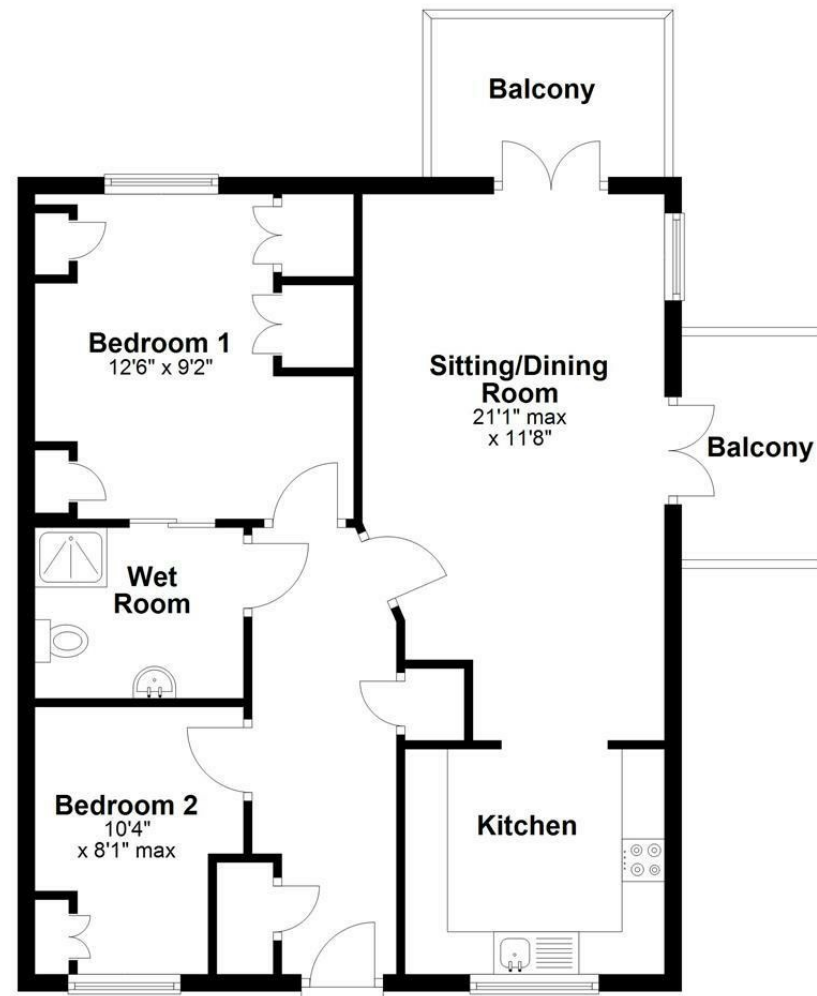
Electric Heating

EPC Rating: - TBC



## Ground Floor

Approx. 730.6 sq. feet



Total area: approx. 730.6 sq. feet

Disclaimer: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.