



# 6 Castle Lodge, Chippenham, SN15 3YY

GOODMAN WARREN BECK

64 Market Place  
Chippenham, Wiltshire SN15 3HG  
Tel 01249 444449 | Fax 01249 448989  
Email info@goodmanwb.co.uk

£185,000

## NO ONWARD CHAIN

A two bedroom ground floor apartment with the benefit of its own private entrance door within this sought after development of retirement apartments ideally located in the centre of Chippenham. The accommodation offers an entrance hall with two useful storage cupboards, dual aspect sitting/dining room with a feature fireplace and a door opening into the communal garden affording the opportunity to sit outside, Newly fitted kitchen with a range of fitted units and integrated appliances, two double bedrooms with the master benefitting from a built-in double wardrobe and fitted shower room. Other benefits include double glazing and electric heating as well as numerous personal safety features including a lift, care and support system. There is also a large ground floor communal lounge, laundry and guest suite. Offered for sale with NO ONWARD CHAIN!

## Situation

The development is conveniently situated opposite the bus station, close to the library and the bustling town centre offering a wide range of amenities. A short walk away is the River Avon and Monkton Park with riverside walks, cycleways and a nine hole golf course. Pedestrian access leads on through to the mainline railway station linking within 15 minutes to the Georgian City of Bath as well as London Paddington in just over an hour. M4 J.17 is c.5 miles north of Chippenham.

## Communal Entrance

Corridor and entrance door to:

## Entrance Hall

Night storage heater. Two storage cupboards. Cupboard housing hot water tank. Coving. Dado rail. Telephone entry system. Doors to:

## Sitting/Dining Room

Double glazed door and side panel to front. Double glazed window to side. Night storage heater. Feature electric fireplace. Coving. Television and telephone points. Multi glazed door to:

## Kitchen

Double glazed window to front. Newly fitted grey gloss cabinets with a range of drawer and cupboard base units and matching wall mounted cupboards. Rolled edge work surfaces with splash backs and inset single bowl single drainer stainless steel sink unit. Built-in electric hob with extractor over. Built-in eye level oven. Integrated fridge/freezer

## Bedroom One

Double glazed window to front. Night storage heater. Built-in double wardrobe. Coving.

## Parking

There is no charge for parking but spaces are limited and reserved on a first come first served basis. Visitors are asked to park off site.

## 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.

## Bedroom Two

Double glazed window to front. Electric panel heater. Coving.

## Bathroom

Newly fitted shower . Vanity wash basin with cupboard under. Close coupled WC. Tiling to principal areas. Light and shaver point. Wall mounted electric fan heater. Extractor. 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.

## Laundry Room

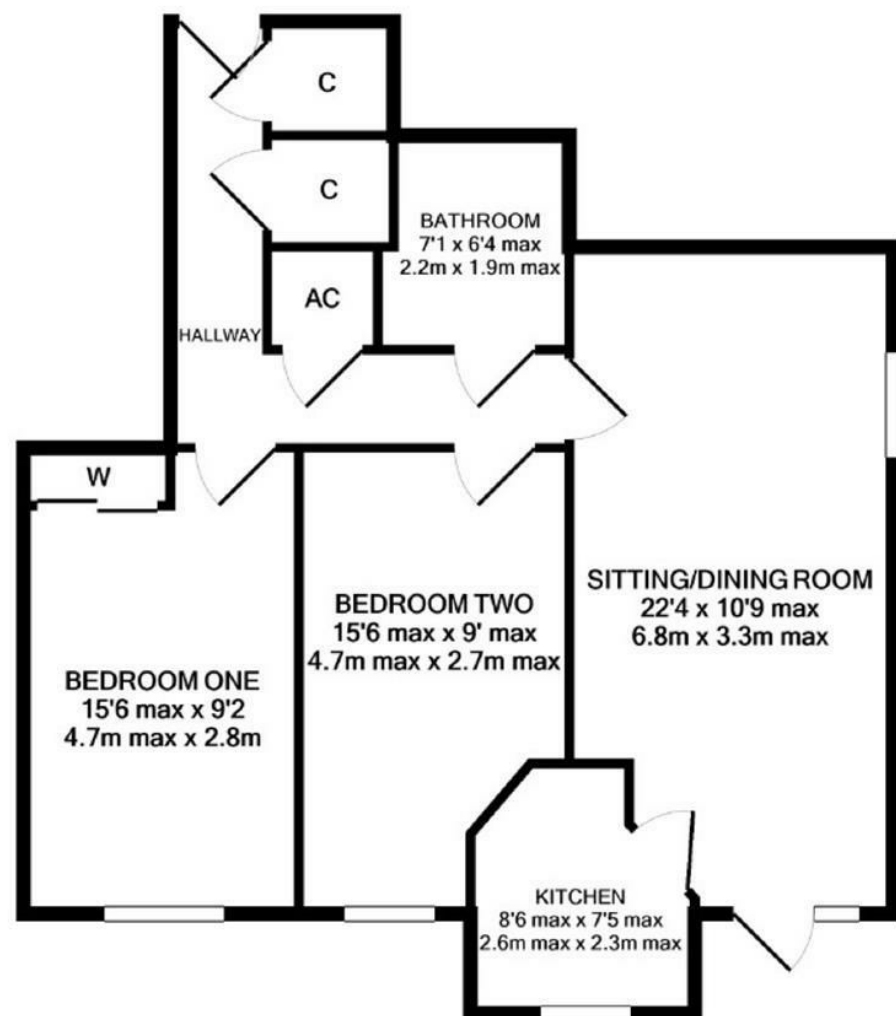
Communal laundry facilities, which are available to all Owners. The costs of running the laundry, including servicing and repairs, are paid for through the service charge.

## House Manager

A house manager is employed on site during normal working hours to assure the safety of residents and the smooth running of the development. When not on duty, calls and support systems are automatically directed to the 24/7 care line service funded through the service charge.

## Owners Lounge

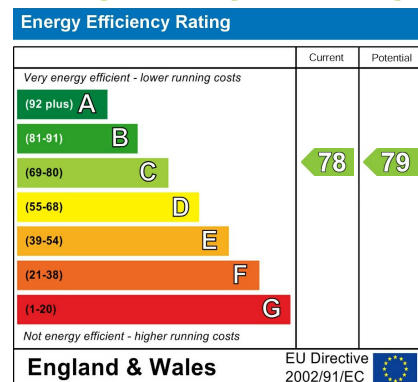
Newly decorated, offering a large open plan area on the ground floor, ideal for social get togethers.



TOTAL APPROX. FLOOR AREA 708 SQ.FT. (65.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
Made with Metropix ©2021

## ENERGY PERFORMANCE GRAPHS



Council Tax Band: B

Tenure: Leasehold