



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

🏠 Price Guide £190,000

A very well-presented and stylish two-bedroom ground-floor apartment featuring a walk-out private patio, perfect for outdoor relaxation. The property forms part of the highly desirable Fairways Retirement Village, which offers a wide range of in-house amenities and is situated within a short drive of the town centre.

- Spacious Ground-Floor Apartment With Well-Proportioned Accommodation
- Generous sitting/dining room with direct access to the walk-out private patio
- Excellent On-Site Facilities Including
- Two Bedrooms
- Principal bedroom Fitted Wardrobes & Additional Bedroom Furniture
- Contemporary Jack & Jill Wet Room
- Kitchen Fitted With a Range of Built-In Appliances

🏠 Leasehold

🏠 EPC Rating C



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The apartment offers spacious accommodation comprising an entrance hallway with useful storage cupboards and a generous sitting/dining room with direct access to the walk-out patio. The kitchen benefits from a range of built-in appliances, while there are two double bedrooms. The principal bedroom enjoys a dual aspect and features fitted wardrobes, additional bedroom furniture, and access to a contemporary Jack & Jill wet room.

The Fairways Retirement Village (available to those aged 55 and over) comprises 75 individually crafted, custom-built apartments in a variety of styles. All apartments are arranged around a light and airy atrium, providing the perfect setting to meet friends for a coffee or enjoy activities such as bowls, putting, or giant chess. On-site facilities include a residents' lounge, restaurant, spa, swimming pool, Jacuzzi, well-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

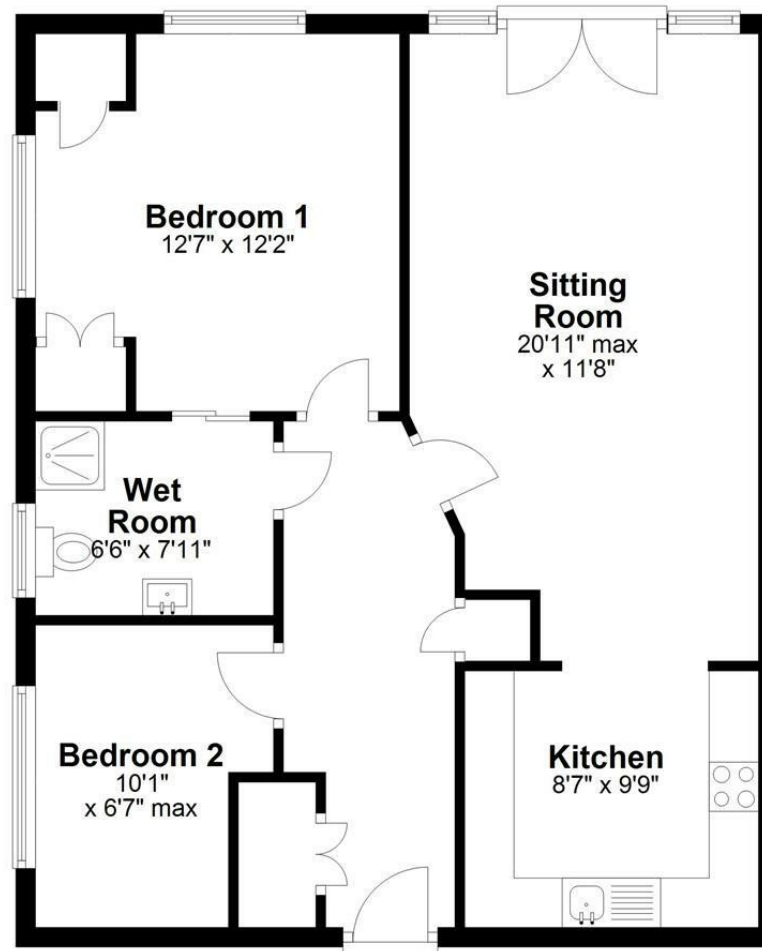
Electric Heating

EPC Rating: - C



## Ground Floor

Approx. 718.0 sq. feet



Total area: approx. 718.0 sq. feet

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