



39 Waterford Place Westmead Lane, Chippenham, SN15 3GX

A spacious and well presented two bedroom retirement apartment with close proximity of the town centre. The accommodation is light and airy throughout and offers a reception hall with a walk-in utility cupboard, pleasant sitting/dining room with feature fireplace and door opening onto the balcony, a well appointed kitchen with a range of high gloss units and built-in appliances, large master bedroom with walk-in wardrobe and en-suite shower, second double bedroom and shower room. Other benefits include double glazing, emergency alarm system. The development has a lift to all floors, a communal lounge with kitchen area and delightful landscaped gardens. There is also parking available subject to having a valid permit.

Situation

Waterford Place is ideally situated just a few hundred metres from the centre of town, these apartments are in the ideal spot. A variety of local supermarkets can be found nearby. The town centre also boasts access to a local hospital and plenty of doctors surgeries. Banks, retail stores and independent shops which are in good supply and there are even regular town markets.

Places of interest in the local area are varied, with John Coles Park, the Museum, Heritage Centre and Chippenham Folk Festival just a few examples. For those interested in wider travel, transport links are strong with regular bus services connecting residents to towns including Bath, Calne, Devizes, Trowbridge and Swindon. Rail links are also good and Chippenham mainline rail station links to London Paddington. It also retains some impressive railway arches and architectural triumphs built by the famous engineer Brunel.

Accommodation Comprising:

Entrance door to:

Entrance Hall

Telephone entry system. Spotlights. Storage cupboard. Walk-in Utility Cupboard housing hot water tank, washing machine and Cotswold water softener. Emergency pull cord. Doors to:

Sitting Room

Double glazed door with side panel opening on to balcony. Feature electric fireplace. Television/satellite point. Telephone point. Door to:

Balcony

Overlooking the landscaped communal gardens, with room for a small table and chairs.

Kitchen

Electronically operated double glazed window. Range of contemporary high gloss drawer and cupboard base units with matching wall mounted cupboards. Work surfaces with matching upstands and inset single bowl single drainer stainless steel steel sink unit with chrome mixer tap. Built-in electric hob with stainless steel splash back and extractor over. Built-in comfort level oven. Integrated fridge/freezer. Tiled floor.

Master Bedroom

Double glazed window to rear. Walk-in wardrobe with hanging rail and shelving. Telephone point. Door to:

Service Charge

Service Charge - What your service charge pays for:

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV.

Lease Information

Service Charge: £4,117.37 per annum (for financial year ending 30/06/2026).

Lease - Lease length: 125 Years from 1st June 2015. The Lessee will benefit from the first lease extension at no cost to the Lessee.

Ground rent: £495 per annum

Ground rent review: 1st June 2030

Managed by: McCarthy and Stone Management Services

ENERGY PERFORMANCE GRAPHS

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band: D

Tenure: Leasehold

GOODMAN WARREN BECK

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Email info@goodmanwb.co.uk

£285,000

En-Suite Shower Room

Chrome ladder electric radiator. Extra wide walk-in shower cubicle. Vanity wash basin with chrome mixer tap and cupboard under. Close coupled WC with concealed cistern. Tiling to principal areas. Mirror with light and shaver point. Tiled floor. Emergency pull cord.

Beroom Two

Double glazed window.

Shower Room

Chrome ladder electric radiator. Shower cubicle with glazed screen. Vanity wash basin with chrome mixer tap and cupboard under. Close coupled WC with concealed cistern. Tiling to principal areas. Mirror with light and shaver point. Tiled floor. Emergency pull cord

On-Site Facilities

* 24 hour emergency call system

* Camera entry system

Waterford Place offers a number of facilities, exclusively for the residents. These include:

* Club Lounge

* Fire detection equipment

* Guest suite for family and friends

* House Manager

* Intruder alarm

* Beautifully maintained gardens and exterior

* Lift to all floors

* Car Parking - via a parking permit scheme

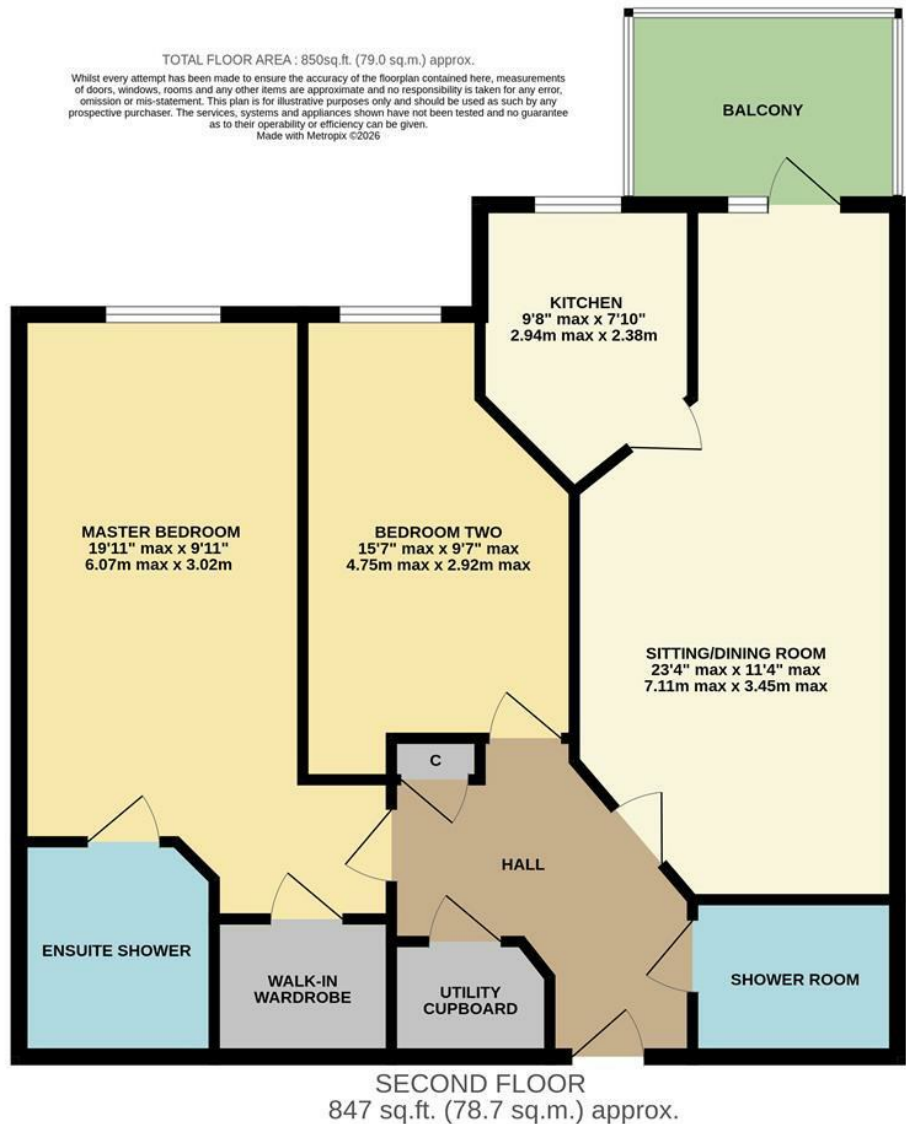
There is a mobility scooter store room where scooters can be charged, this is subject to availability and available on a first come first serve basis.

Parking

Car parking is available with a yearly permit at a charge of around £250 per annum (subject to availability).

Directions

From our office in the Market Place proceed along Timber Street and at the T junction turn right into Gladstone Road. Take the first left into Westmead lane where the development can be found on the left hand side.



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 to this property. We have not carried out a detailed survey not tested the services, appliances and specific fittings. All measurements and distances are approximate only. Room sizes should not be relied upon for carpets and furnishings. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Your home is at risk if you do not keep up repayments on a mortgage or other load secured on it. Floor plans (not to scale, for illustrative purposes only)