



A well presented first floor apartment situated in a most convenient location within the Fairways Retirement Village on Malmesbury Road. The accommodation comprises; communal entrance atrium, private entrance hall with your own front door, sitting room, kitchen, balcony, bedroom and wet room. The apartment also provides a large storage cupboard in the sitting room and airing cupboard in the entrance hall. With no onward chain an internal viewing is highly recommended to fully appreciate the location and views.

Situation

Situated close to the attractive town of Chippenham, The Fairways is a development for the over 55s with 75 purpose-built one, two and three bedroom apartments overlooking the attractive adjoining golf course. Surrounded by attractive and well-maintained gardens, this beautiful village offers a reassuring combination of independent living together with a dedicated care team available to residents round the clock, in a thriving community.

Chippenham itself has a wide range of amenities to include High Street retailers plus supermarkets and retail parks and, in addition, there is a leisure centre with indoor swimming pool, library, cinema and public parks. Chippenham is well connected with a regular main line rail service from Chippenham station to London (Paddington) and the west country and the M4 motorway is easily accessed via Junction 17 a few miles north of the town.

The Facilities Available

An impressive range of shared facilities offers the perfect opportunity to socialise and enjoy the full range of activities which will be available. Living at The Fairways provides a wonderful opportunity to join a friendly community, with all the freedom and independence of your own front door.

- Privacy and pleasure of your own home
- Optional, flexible care and support
- 24 hour emergency assistance
- Swimming pool and jacuzzi
- Gym
- Cinema
- Snooker room
- Library/IT area

- Hair and beauty salon
- Restaurant/café
- Shop
- Mini bus
- Assisted and conventional bathrooms
- Fitted kitchens
- Residents' lounges
- Stunning atrium - with activity and sitting areas
- En suite guest room
- Superbly located, close to the town centre
- Indoor and outdoor communal areas for shared use and socialising
- Landscaped grounds and gardens
- Car parking
- Lift and wheel chair access throughout
- Latest safety and security features.

Accommodation

With approximate measurements the accommodation comprises:

Entrance Hall

Each apartment has their own front door leading into the private entrance hall with doors to bedroom, wet room and sitting room, further door to airing cupboard housing the hot water cylinder and offering storage shelving, electric radiator, carpeted flooring.

Master Bedroom 3.81m x 3.68m (12'6 x 12'1)

With upvc double glazed window to front, electric radiator, carpeted flooring, sliding door to wet room.

Shower Room

With doors from the entrance hall and bedroom, comprising: low level w/c, pedestal wash hand basin and open shower area, chrome towel rail, electric wall heater, part tiling, extractor fan, vinyl flooring.

Kitchen 3.84m x 2.06m (12'7 x 6'9)

With upvc double glazed window to the front of the development overlooking the parking area and golf driving range, sliding door to the sitting room, fitted kitchen offering a matching range of wall and base units, one and a half bowl stainless steel sink drainer inset to rolled edge work surfaces, part tiled, integrated electric double oven and four ring electric hob with cooker hood over, space and plumbing for automatic washing machine and dishwasher, integrated fridge/freezer, vinyl flooring.

Sitting / Dining Room 4.85m x 3.15m (15'11 x 10'4)

With upvc double glazed french doors and window to front opening onto the balcony, two electric radiators, two wall lights, door to large storage cupboard, sliding door to kitchen, carpeted flooring.

Balcony

With access from the sitting room and views across the residents parking area and golf driving range.

Property Information

Utilities/Services - Mains electric, water & drainage, Electric Heating

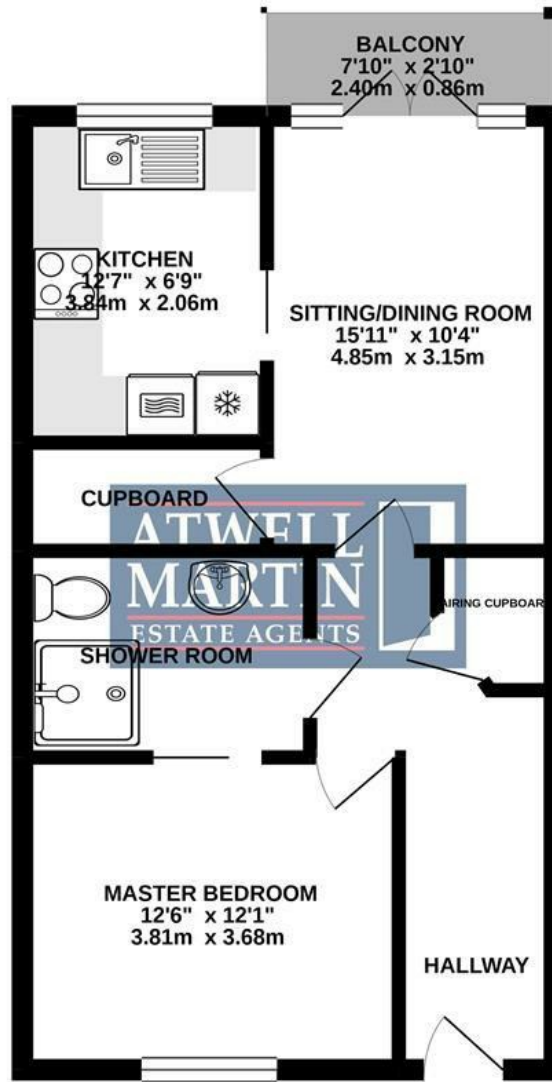
Wiltshire Council Tax - Band C

Tenure - Leasehold Service Charge - £287.97 per month Ground Rent - £338.04 per annum, Wellbeing charge £253.72 per month (for 2021/2022) Length of Lease 125 years from 2014 (115 years remaining in 2022)

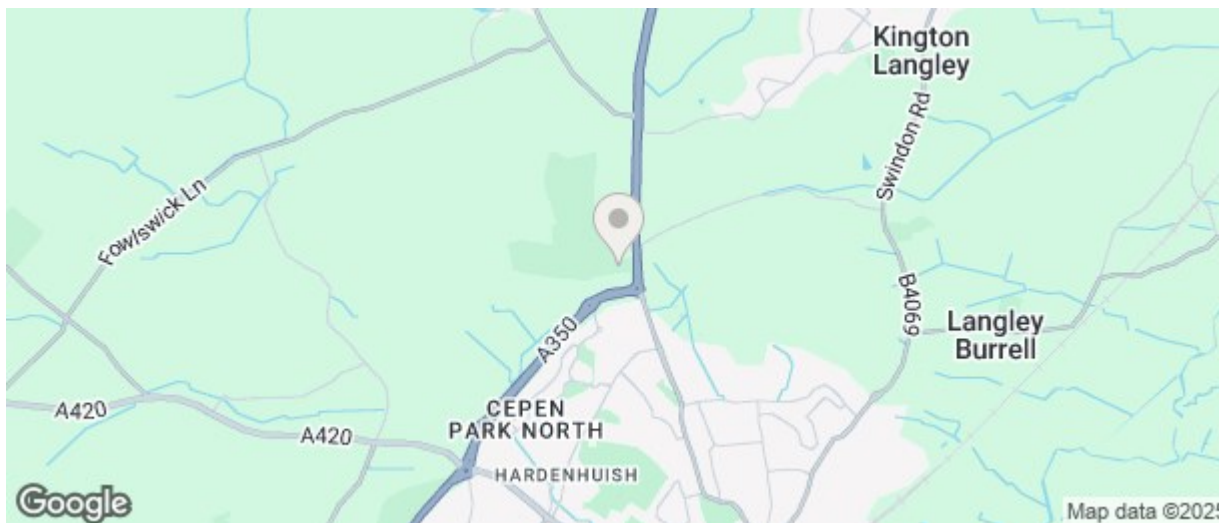




FIRST FLOOR APARTMENT



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	80	80
(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		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing