



An improved and well presented one bedroom ground floor apartment set within the popular Ivyfield Court Retirement development, specifically for residents over the age of 60 and within easy reach of the town centre and mainline station. Offering a range of communal facilities to include a laundry room, residents lounge, delightful communal gardens and a 24 hour pull cord monitoring system offering peace of mind. The apartment itself has an entrance hall with useful storage cupboard, sitting/dining room, refitted kitchen with built-in oven and hob, double bedroom and a shower room with a modern white suite. Onsite parking is available for residents and their visitors. No Onward Chain.

### Viewing

Viewings Strictly by appointment with the sole selling agents Atwell Martin call or e-mail us today to confirm your appointment | 65 New Road, Chippenham, Wiltshire SN15 1ES

### Situation - Chippenham

Chippenham 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 also benefits from excellent schooling with numerous primary and three highly sought after secondary schools. For those wishing to commute there is also 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.

### Property Information

Utilities/Services - Electric, Water & Drainage.

Wiltshire Council Tax - Band A

Tenure - Leasehold Service Charge - £3100.00 per annum

### Management Compony

Anchorcall provides 24 hour monitoring of pull cord and personal alarm pendant call systems via an intercom system.

There is an age restriction at Ivyfield Court. Residents need to be aged 60 or over and 'each occupier must be capable of leading an independent life and manage

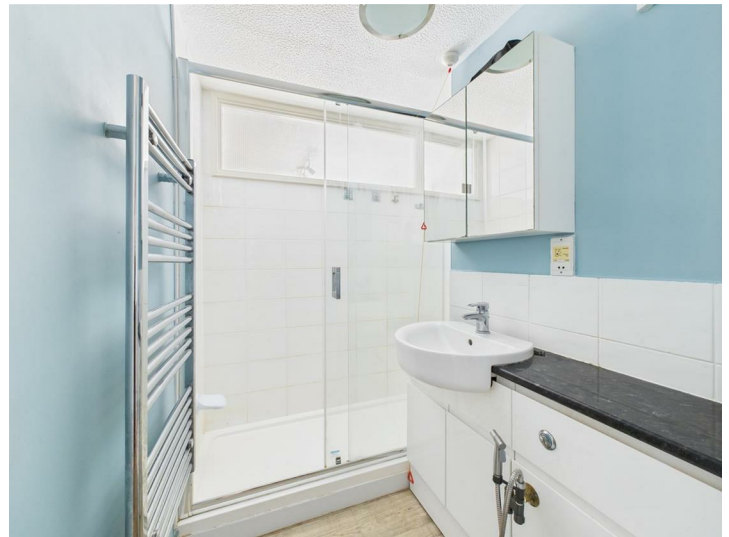
his/her house keeping, which may be reliant on some outside help and support'.

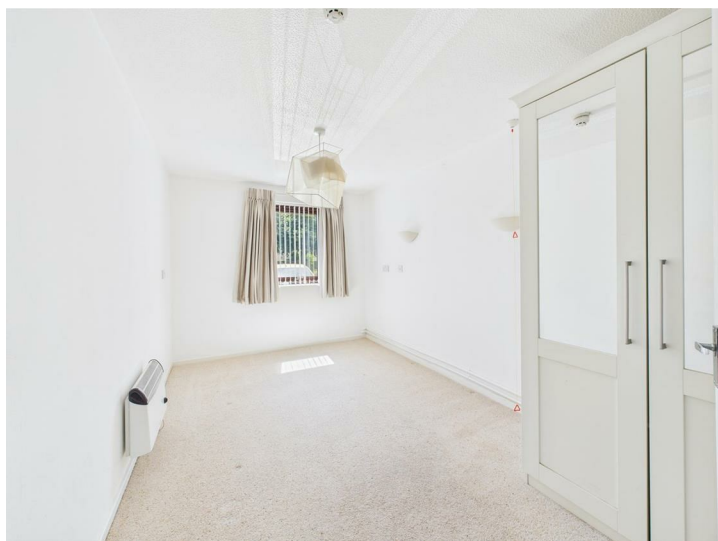
Anchor's estate manager must meet the proposed purchaser prior to exchange of contracts 'to assess their suitability as the purchaser of this home'.

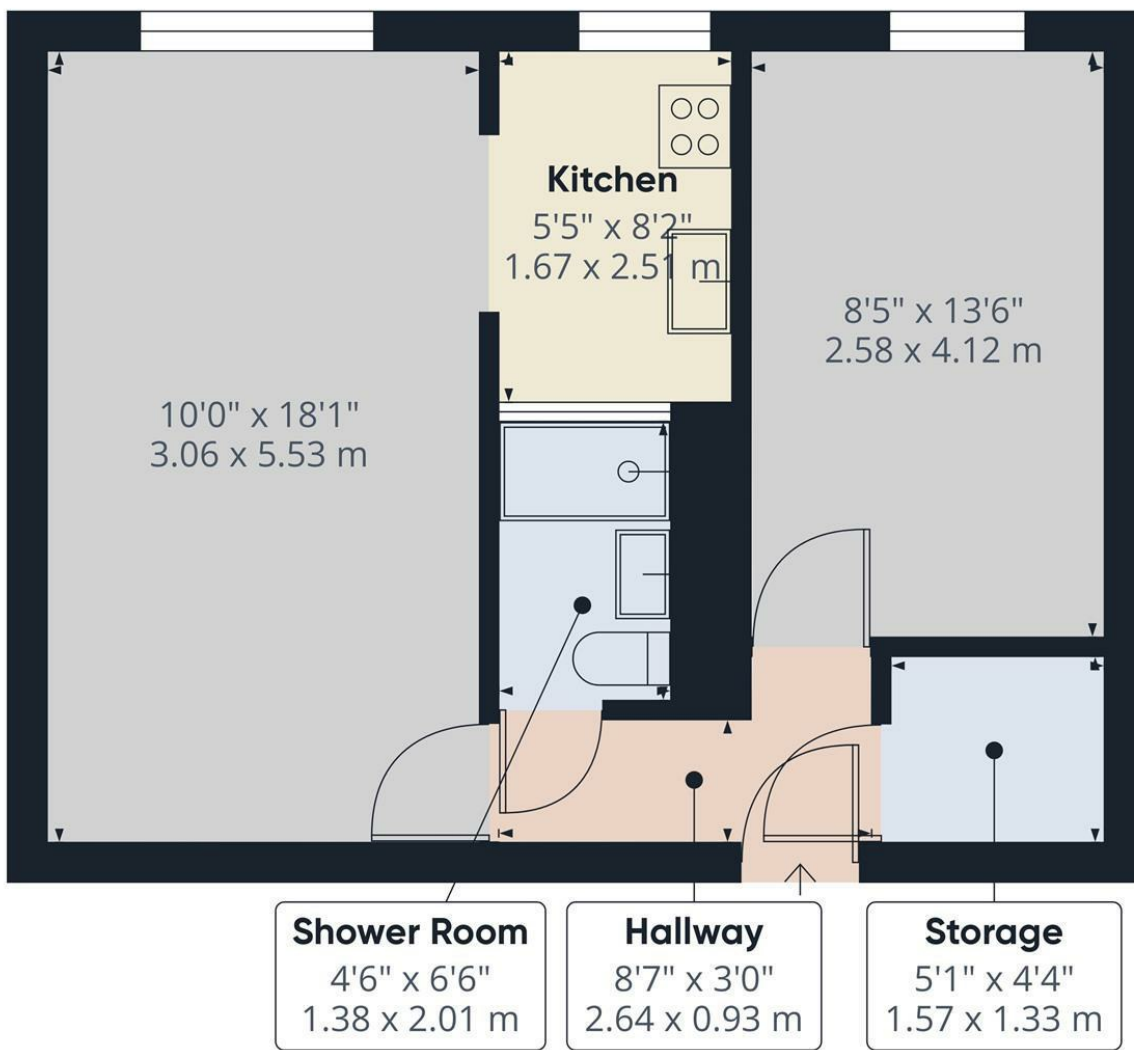
### Communal Facilities

Live in Warden

- \* 24 hour emergency call system with pull cords and panic button
- \* Residents Lounge hosting numerous social events and weekly coffee mornings.
- \* Lift
- \* Communal laundry room with cost included in the service charge
- \* Communal TV licence
- \* Guest room available for a nominal fee
- \* Gardens
- \* Free on-site parking available







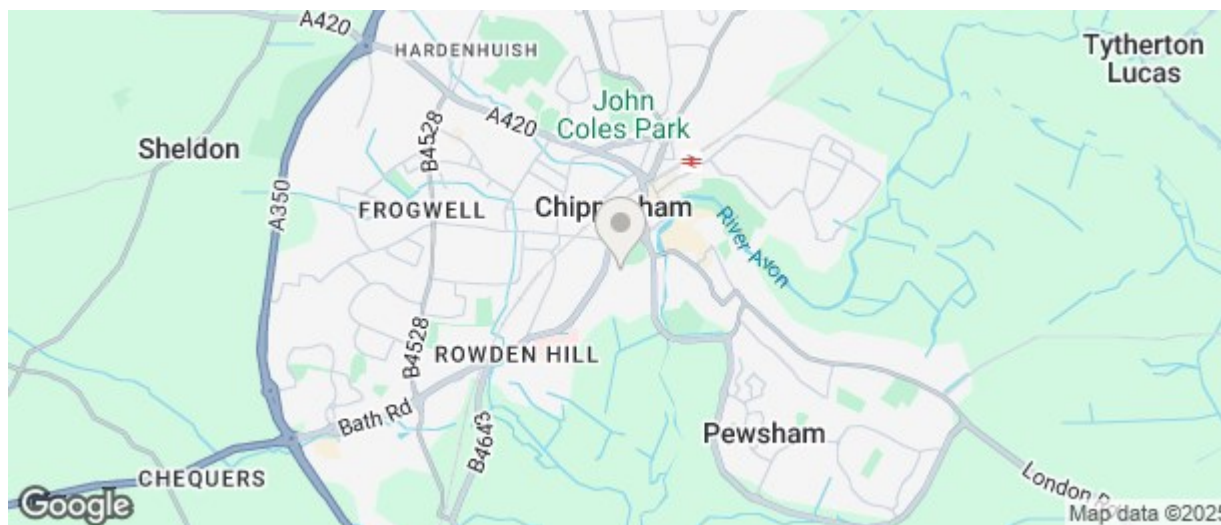
**Approximate total area<sup>(1)</sup>**  
428 ft<sup>2</sup>  
39.8 m<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	74
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> 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