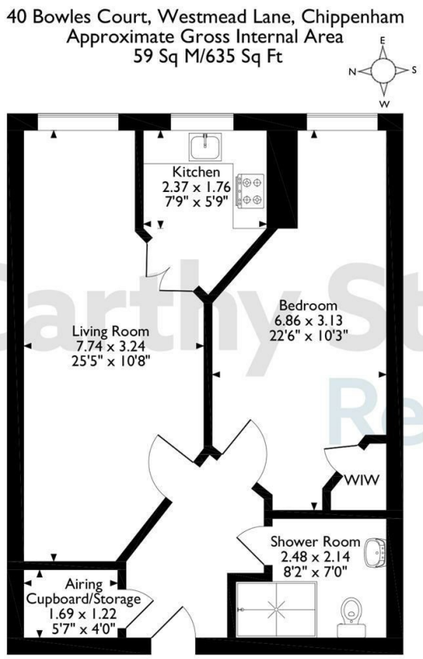
McCarthy Stone
Resales



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The position & size of doors, windows, appliances and other features are approximate only.
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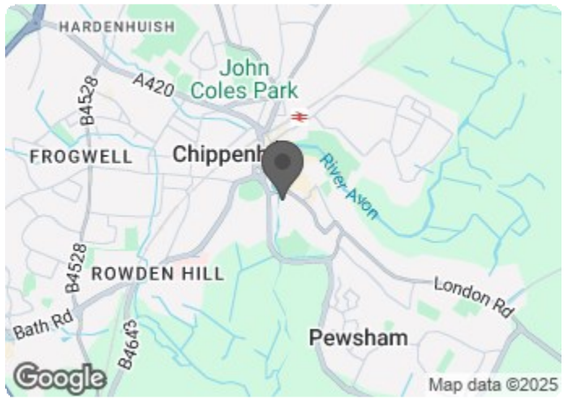
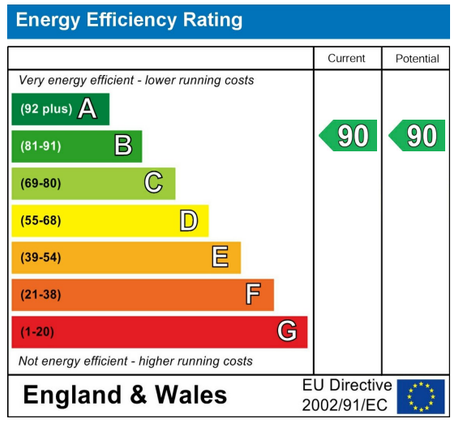
Council Tax Band: C





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The Property Ombudsman

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McCarthy Stone
Resales

40 Bowles Court

Westmead Lane, Chippenham, SN15 3GU

Asking price £120,000 Leasehold

Well presented, second floor, one bedroom retirement apartment. Situated within easy reach of the lift that serves all floors.
On Site Restaurant Pet Friendly* *Energy Efficient*

Call us on 0345 556 4104 to find out more.

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Bowles Court, Westmead Lane, Chippenham, Wiltshire, SN15 3GU

1 Bed | £120,000

Bowles Court
Bowles Court enjoys excellent communal facilities including a Homeowners lounge, restaurant with a fantastic, varied and subsidised daily lunch service, laundry room, scooter store and landscaped gardens backing onto the River Avon.
Our Estates team is available to support the needs of Homeowners and to oversee the smooth running of the development.
There are chargeable care and domestic help packages available, albeit all home owners receive 1 hour free domestic assistance each week. All apartments are equipped with a 24-hour emergency call system. There is also the excellent guest suite widely used by visiting family and friends for which a small charge per night applies.
There are well-managed landscaped communal gardens backing onto the River Avon providing delightful River views with ample terraced seating areas.

It's so easy to make new friends and to lead a busy and fulfilled life at Bowles Court; there are always plenty of regular activities to choose from including; an art group, fitness classes, tai chi, coffee mornings, bridge club, games and quiz nights, themed events and occasional organised trips. Whilst there is something for everyone there is certainly no obligation to participate and home owners can 'dip in and out' of activities as they wish.

The Local Area
Bowles Court was completed at the end of 2015 and occupies a pleasant position just 200 metres from the centre of town. A variety of local supermarkets can be found nearby and the Town Centre also boasts access to a local Hospital and plenty of Doctors surgeries. Banks, retail stores and independent shops. There are also regular traditional town markets. Places of interest in the local area are varied, with John Coles Park, the museum and 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 railway station features along the main line to London Paddington.

No.40
No.40 is a very well presented, second floor apartment with a generous size living/dining room and a well equipped kitchen with integrated appliances. The double bedroom has a walk in wardrobe and the modern shower room offers a level access shower.

Entrance Hall
With solid entrance door having security spy-hole, Intercom entry system linked visually (by home owner's TV tuning) and verbally to the main development entrance. Emergency pull cord, large walk-in airing cupboard with shelving and light and housing the Gledhill water cylinder supplying domestic hot water.

Living Room
A bright, welcoming room courtesy of the full height triple-glazed window. Focal-point fireplace with coal-effect, electric fire. Feature glazed panelled double doors to kitchen.

Kitchen
With an electrically operated triple-glazed window. Excellent Range of 'Maple-effect' units with contrasting laminate worktops and matching upstands, incorporating a stainless steel single drainer inset sink unit. Comprehensive range of Integrated appliances comprising; a ceramic four-ringed hob with matching glass splashback and stainless steel chimney style extractor hood over, waist-level oven with 'tilt and slide door' and concealed fridge and freezer. Ceiling downlights and tiled floor.

Double Bedroom
Excellent double bedroom with triple-glazed window, and walk-in wardrobe with ample hanging rails, shelving and auto light.

Shower Room
White suite comprising; Walk-in shower with both 'raindrop' and traditional shower heads, close-coupled WC, vanity wash hand basin with under sink store cupboard and mirror with integral light and shaver point over. Ladder radiator, emergency pull cord and ceiling downlights. Extensively tiled walls and vinyl flooring.

Parking
Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Additional Information & Services
- Standard Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Service Charge
What your service charge pays for:

- Estate Manager who ensures the development runs smoothly
- CQC Registered care staff on-site 24/7 for your peace of mind
- 1 hour cleaning / domestic assistance per week, per apartment
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- The running costs of the onsite restaurant
- Cleaning of communal areas daily
- Cleaning of windows
- Maintenance of the landscaped gardens and grounds
- Repairs & maintenance to the interior 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. Find out more about service charges please contact your Property Consultant or Estate Manager.

Service Charge: Annual fee of £8,792.38 per annum for the financial year ending 30/09/2025.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs.
(Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

Lease
Lease: 125 Years from 1st June 2015
Ground rent: £435 per annum
Ground rent review: 1st June 2030

Moving Made Easy
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.

- Part Exchange service to help you move without the hassle of having to sell your own home.

- Removal Services that can help you declutter and move you in to your new home.

- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.