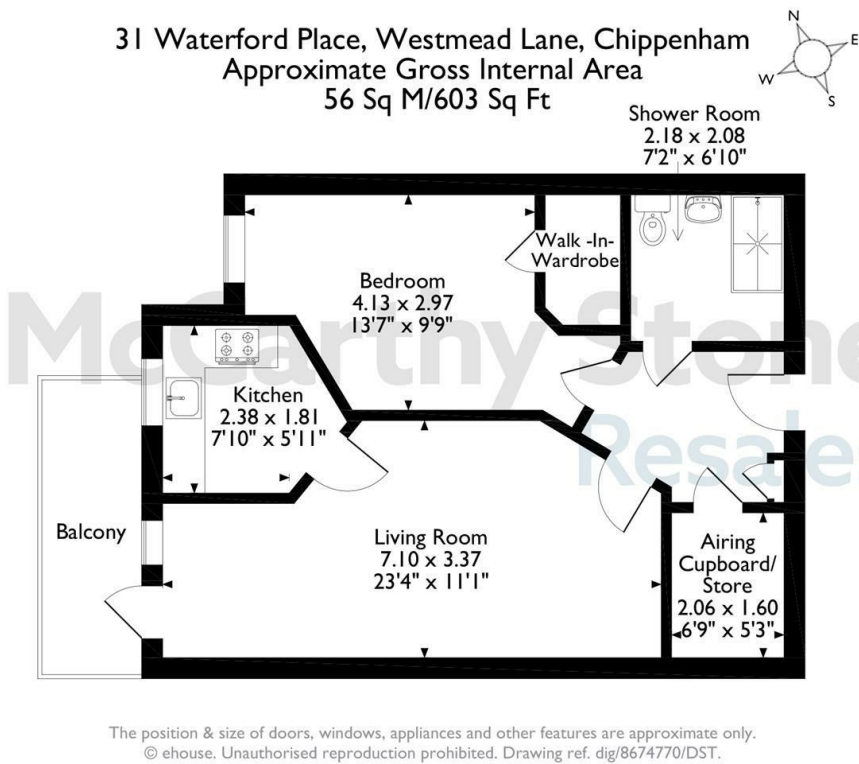




Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(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	

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31 Waterford Place

Westmead Lane, Chippenham, SN15 3GX

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PRICE REDUCTION

Offers in the region of £159,950 Leasehold

Top floor, beautifully presented, one bedroom retirement apartment with walk out balcony.
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Waterford Place, Westmead Lane,

Waterford Place
Waterford Place was constructed by multi award-winning retirement living specialist McCarthy and Stone, and is a sought-after 'Retirement Living' development providing independent living for those aged 60 years and over and offers the level of freedom needed to maintain your independence for longer in your own home, living retirement to the full. It's so easy to make new friends and to lead a busy and fulfilled life at Waterford Place; there are always plenty of regular activities to choose from including; coffee mornings, fitness classes, games and quiz nights, fish and chip supper evenings, themed events. Whilst there is something for everyone there is certainly no obligation to participate and home owners can join in or remain as private as they wish.

For peace of mind our House Manager provides excellent support to Home Owners, whilst ensuring the smooth running of the development. Additionally, the apartments are equipped with a 24-hour emergency call system. All the external property maintenance including gardening and window cleaning is taken care of. In addition to privately owned luxury apartments, the development also offers beautiful social spaces such as a communal lounge, landscaped gardens and a guest suite, where visiting family and friends can be accommodated for a small charge.

The Local Area
Waterford Place occupies a fantastic position just 200 metres from the centre of the 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.31
No.31 is a beautifully presented, top floor apartment located within close proximity to the lift that serves all floors. The spacious living room opens out on to a walk out balcony and the modern kitchen is well equipped with integrated appliances. The double bedroom has a walk in wardrobe and the modern bathroom has a walk in shower. All principle rooms benefit from underfloor heating.

Entrance Hall
Oak-veneered entrance door with spy-hole. Wall mounted security intercom system that provides both a visual (via the home-owners

TV) and verbal link to the main development entrance door, along with an emergency pull cord. Walk-in utility cupboard with light and shelving houses the Gledhill cylinder supplying hot water, along with the wall mounted Vent Axia heat exchange system and automatic washer/dryer. There is a second shallow cupboard with meters. A feature glazed panelled door leads to the Living Room.

Living Room
A really pleasant and welcoming room with double-glazed French door and matching side-panel opening onto a balcony. A feature glazed panelled double door leads to the kitchen.

Balcony
A lovely space to sit out and relax, with room for a small table and chairs.

Kitchen
Excellent contemporary range of soft cream, gloss finished fitted units with contrasting laminate worktops and matching upstands incorporating a stainless steel inset sink unit. Extensive integrated appliances comprise; a Bosch four-ringed hob with glazed splashback panel and stainless steel chimney extractor hood over, Bosch waist-level oven and concealed fridge & freezer. Ceiling spot light fitting and tiled floor.

Double Bedroom
Double glazed window. Walk-in wardrobe with auto light, ample hanging space and shelving.

Shower Room
Modern white sanitary ware comprising; walk in shower with a glazed screen, back-to-the-wall WC with a concealed cistern, vanity wash-basin with storage cupboard below and work surface, mirror with integrated light and shaver point above. Heated ladder radiator, emergency pull cord, ceiling spot light fitting, extensively tiled walls and fully tiled floor.

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

Additional Information & Services
• Copper Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage

Service Charge
What your service charge pays for:

- House Manager who ensures the development runs smoothly

1 Bed | £159,950

- 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. Find out more about service charges please contact your Property Consultant or House Manager.

Service Charge is £2,879.56 for the financial year ending 30/06/2027.

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

Lease
Lease length: 125 Years from 1st June 2015
Ground rent: £425 per annum
Ground rent review: 1st June 2030
Managed by: McCarthy and Stone Management Services

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.
- 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.

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