

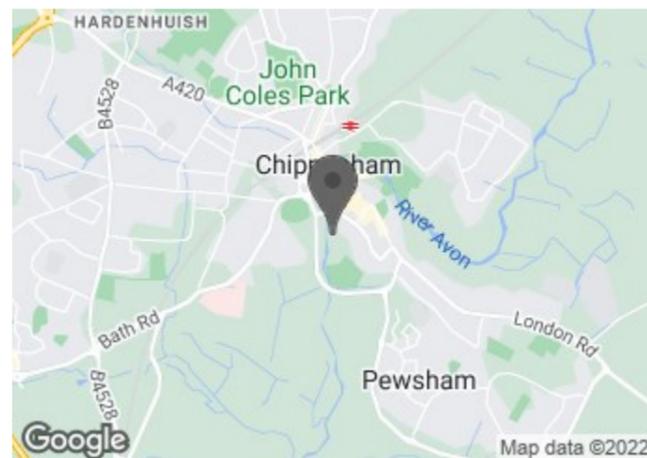
# McCARTHY STONE RESALES

## 22 WATERFORD PLACE, WESTMEAD LANE, CHIPPENHAM, SN15 3GX



APPROX. GROSS INTERNAL FLOOR AREA 604 SQ FT / 56 SQM	Waterford Place
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.	date: 02/09/21 photoplan

### COUNCIL TAX BAND: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>89</b>	<b>89</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

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This beautiful First Floor, One Bedroom Retirement Apartment with DUAL Aspect Living Room

**ASKING PRICE £230,000 LEASEHOLD**

For further details, please call **0345 556 4104**  
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# WATERFORD PLACE, WESTMEAD LANE, CHIPPENHAM, WILTSHIRE, SN15 3GX

1 BED | £230,000

## INTRODUCTION:

This bright, first floor corner apartment is beautifully presented and enjoys a Juliet balcony overlooking a quiet street scene which provides day-to-day interest. The excellent one bed accommodation includes; a dual aspect living room, a well equipped kitchen with a comprehensive range of integrated appliances, double bedroom with walk-in wardrobe and a contemporary shower room. The apartment is complimented by an efficient space-saving electric underfloor heating system throughout.

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. It occupies a fantastic 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 are 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 and Bristol.

Waterford Place 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.

## ENTRANCE HALL:

Approached via a solid Oak-veneered entrance door with spy-hole. A wall-mounted security intercom system provides both a visual (via the home-owners TV) and verbal link to the main development entrance door and also incorporates an access panel for the 24-hour emergency call system. A walk-in utility cupboard with light and shelving houses the Gledhill boiler supplying hot water, the Vent Axia heat exchange system and a Bosch washer / dryer. A feature glazed panelled door leads to the Living Room.

## LIVING ROOM:

A spacious and light room with picture windows either side of the feature fireplace and inset electric fire and, on the adjacent wall, a French door and matching side-panel are framed by a Juliet balcony with an outlook over the quiet street scene below. A full height cupboard houses the electric meter but is also useful for storing brooms etc. A feature glazed panelled double door leads to the kitchen.

## KITCHEN:

Double-glazed window. 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 halogen hob with glazed splash-panel and stainless steel chimney extractor hood over, Bosch waist-level oven and concealed fridge and freezer. Room for a dishwasher, if required. Ceiling spot light fitting and tiled floor.

## DOUBLE BEDROOM:

A bright double room with an excellent walk-in wardrobe with auto light and ample hanging space and shelving.

## SHOWER ROOM:

Modern white sanitary ware comprising; WC with cistern,

pedestal wash-basin, mirror with integrated light and shaver point over. Walk-in easy-access shower with a glazed screen, heated ladder radiator, emergency pull cord, ceiling spot light fitting, extensively tiled walls and fully tiled floor,

## SERVICE CHARGE (BREAKDOWN):

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Window Cleaning (outside only)
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Camera door-entry system
- Intruder-alarm system
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or House Manager.

Service charge: £2,149.56 pa. (for financial year end 30/06/2022)

## LEASEHOLD

Lease length: 125 Years from 2015

Ground Rent: £425 per annum reviewed 06/2030

Managed by: McCarthy and Stone Management Services

