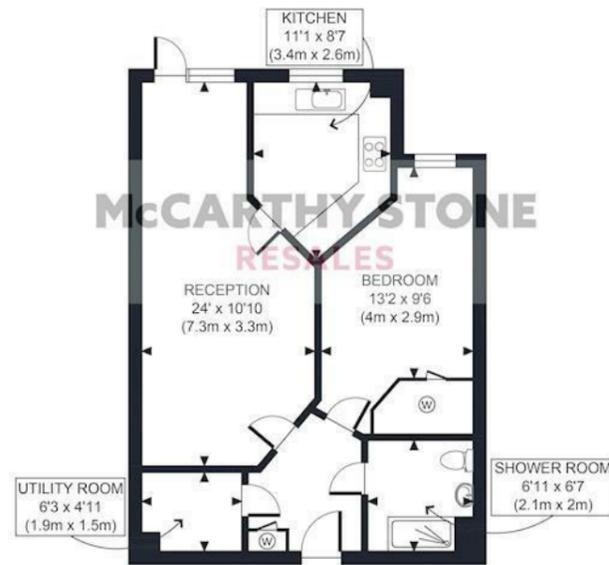


# McCARTHY STONE RESALES

## 8 WATERFORD PLACE

WESTMEAD LANE, CHIPPENHAM, SN15 3GX

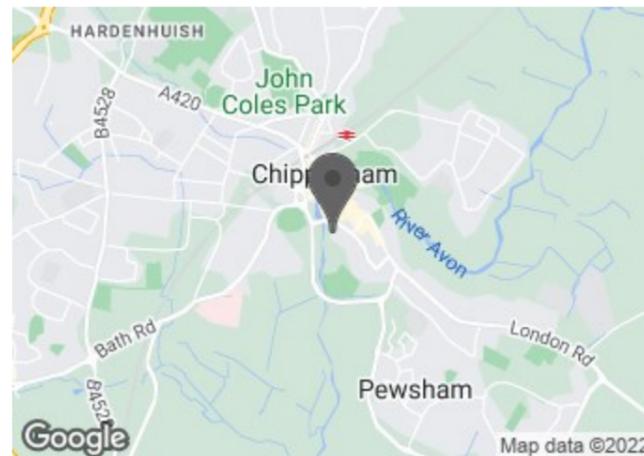


GROSS INTERNAL  
FLOOR AREA 581 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 581 SQ FT / 54 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: 13/12/21
	photoplan



### COUNCIL TAX BAND:

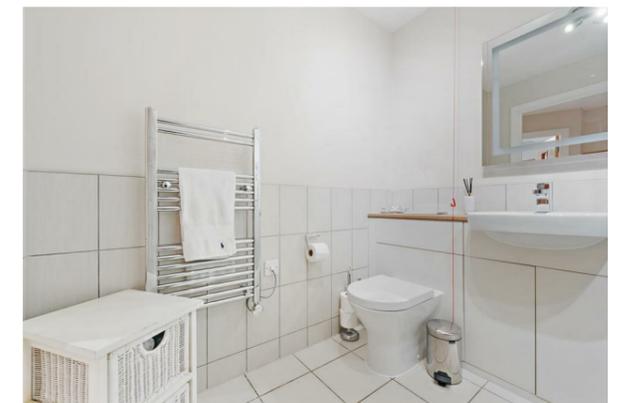


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>89</b>	<b>89</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

# McCARTHY STONE RESALES

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Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ. Registered in England and Wales No. 10716544



A beautifully presented one bedroom GROUND floor apartment with patio area.

### ASKING PRICE £240,000 LEASEHOLD

For further details, please call **0345 556 4104**  
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

# WATERFORD PLACE, WESTMEAD LANE, CHIPPENHAM

1 BED | £240,000

## INTRODUCTION:

Waterford Place was very recently 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 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.

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.

as a communal lounge, landscaped gardens and a guest suite where visiting family and friends can be accommodated for a small charge.

## ENTRANCE HALL:

Oak-veneered entrance door with spy-hole, security intercom system that provides both a visual (via the home-owners TV) and verbal link to the main development entrance door. Emergency pull cord, walk-in utility cupboard with light and shelving housing the Gledhill boiler supplying hot water, 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 spacious and homely living room with a double glazed door opening onto a beautiful patio area. This living room benefits from a modern looking fire place that provides plenty of warmth. A feature glazed panelled double door leads to the kitchen.

## 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 splash-panel and stainless steel chimney extractor hood over, Bosch waist-level oven and concealed fridge and freezer. Ceiling spot light fitting and tiled floor.

## MASTER BEDROOM:

This bright and spacious bedroom has a large

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 INFORMATION:

Lease length: 125 Years from 2015  
Ground Rent: £425 per annum reviewed 06/2030  
Managed by: McCarthy and Stone Management Services

