



McCarthy & Stone
RESALES



20 Bowles Court Westmead Lane, Chippenham, SN15 3GU
Asking price £176,000 LEASEHOLD

For further details
please call 0345 556 4104

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A one bedroom retirement apartment in this Retirement Living Development with large L-shaped lounge

Occupying an elevated position on the second floor of the fabulous Bowles Court development, this very comfortable one bed apartment enjoys a outlook to the Westmead Lane below providing for occasional passing interest. The apartment is located close to the lift service with access to all the excellent communal facilities of the development. The well-presented accommodation has a super living room with the extra benefit of a good-sized recessed area that would provide a very useful dining/study area. In addition the quality kitchen is appointed with a host of integrated appliances, there is an excellent double bedroom and a very sensible wetroom with walk-in shower.

Bowles Court was completed at the end of 2015 by award-winning retirement housebuilder McCarthy and Stone and is a sought-after 'Retirement Living Plus' development providing independent living for those aged 70 years of age. It occupies a fantastic position with landscaped gardens that run alongside the River Avon and is 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.

The development enjoys excellent 'five-star' amenities to include a communal lounge, restaurant with a fantastic, varied, daily lunch service, function room, laundry, scooter store and landscaped gardens with a super terrace backing onto the River Avon. Our Estate Manager and staff are on site 24 hours each day to oversee the smooth running of the development. further peace-of mind is found in the provision of the 24-hour emergency call system. There are chargeable care and domestic help packages available albeit all home owners receive up to 1 hour domestic assistance each week included within the service charge. There is also the excellent guest suite widely used by visiting family and friends for which a charge of £25 per night applies. Car parking is available by annual permit chargeable at around £250 and for which there may be a waiting list.

ENTRANCE HALL

With solid Oak-veneered entrance door having security spy-hole, Intercom entry system providing both an audio and visual (by home owner's TV) link to the main development entrance ensuring no unwanted visitors. Emergency pull cord, walk-in store cupboard with light, housing Gledhill boiler supplying domestic hot water and Vent Axia heat exchange system. A feature glazed panelled door leads to the Living Room.

LIVING ROOM

A bright, welcoming room courtesy of the two full height triple-glazed windows, an spacious 'L'-shaped room extending into a very useful recess, perfect for use as a dining/study area. Focal-point fireplace with coal-effect, electric fire. Feature glazed panelled door 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.

BEDROOM

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

SHOWER ROOM/WC

An excellent wet room facility with a modern white suite comprising; Close-coupled WC, vanity wash hand basin with under sink store cupboard and mirror with integral light and shaver point over. Walk-in shower with both 'raindrop' and traditional shower heads. Ladder radiator, emergency pull cord, ceiling downlights. Extensively tiled walls and wetroom flooring. .

OUTSIDE

There are well-managed landscaped communal gardens backing onto the River Avon providing delightful River views with ample terraced seating areas.

GENERAL

Underfloor heating system further complimented by an efficient 'Vent Axia' Heat Exchange (hot air recovery) system. There are Oak veneered doors throughout.

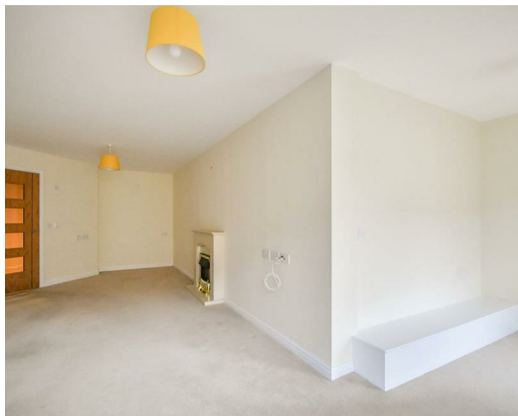
Service Charge

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance
- Restaurant staffing
- One hour of domestic support per week is included in the service charge at Bowles Court with additional services including care and support available at an extra charge. However, this can be from as little as 15 minutes per session which can be increased or decreased to suit your needs.

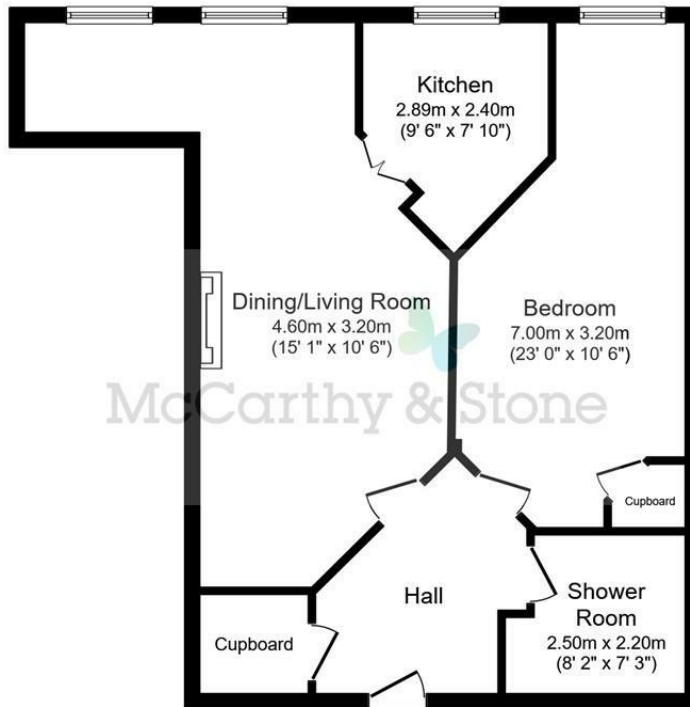
The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your Estates Manager, your water rates, our 24 hour emergency call system, the heating and maintenance of all communal areas and all external window cleaning, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or Estates Manager.

LEASEHOLD

LEASE 125 Years from 2016
Ground Rent £435 p.a







Floor Plan

Total floor area 66.0 sq. m. (710 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for McCarthy & Stone. Powered by www.focalagent.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		90	90
(81-91) B			
(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	

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email resales@mccarthyandstone.co.uk

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