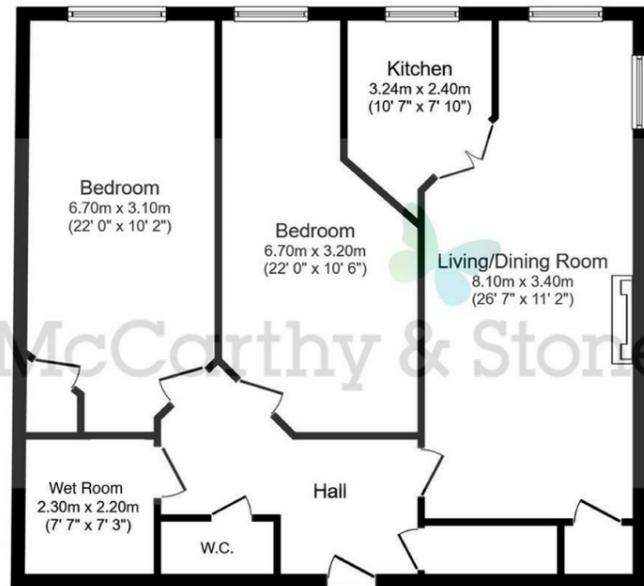


McCARTHY STONE RESALES

18 BOWLES COURT WESTMEAD LANE, CHIPPENHAM, SN15 3GU



Floor Plan

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

COUNCIL TAX BAND: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		88	88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



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A BRIGHT AND SPACIOUS TWO BEDROOM retirement apartment with a dual aspect living room. This apartment is situated on the first floor, there is life access available. Bowles Court benefits from amazing gardens, a **ONSITE RESTURANT WITH TABLE SERVICE** and a guest suite for family and friends. **ONE HOUR OF DOMESTIC ASSITANCE INCLUDED PER WEEK.**

PRICE REDUCTION

GUIDE PRICE £235,000 LEASEHOLD

For further details, please call **0345 556 4104**
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BOWLES COURT, CHIPPENHAM

INTRODUCTION:

This is a stunning two-bedroom apartment presented about as beautifully as any we have seen in recent months. Located on the first floor of Bowles Court and convenient to the lift serving all other floors the apartment enjoys a really lovely ambiance full of light and space. The accommodation provides a spacious sitting room with a glazed corner dining recess overlooking an ever-changing street scene below. A quality kitchen with comprehensive range of integrated appliances, cloakroom, great double bedrooms, and wet room styled shower room. The apartment benefits from underfloor heating that is independently and thermostatically controlled in each room. The vendors are inviting offers for furnishings.

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 and over. This is ideal if you want to continue living independently, but with the peace of mind of knowing there's help at hand in an emergency 24/7, 365 days a year. It occupies a fantastic position 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 Homeowners lounge, restaurant with a fantastic 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 one-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.

RETIREMENT LIVING PLUS

- * Your own apartment in a safe community
- * A chef-run restaurant on-site
- * Domestic assistance - the team can even take care of your laundry too, if that becomes a struggle
- * Tailored care and support, for all the help you need
- * An Estate Manager who takes care of the development and staff
- * A 24-hour emergency-call service, for added peace of mind

Note: Extra charges apply for laundry, care packages and meals provided in the restaurant.

ENTRANCE HALL:

Of excellent size with ample space for hall furniture. Front door with spy hole leads to the large entrance hall, 24-hour emergency careline, walk-in storage/airing cupboard with light, shelving, hot water cylinder supplying domestic hot water and concealed 'Vent Axia' system. Illuminated light switches, ceiling down lights, smoke detector, apartment security door entry system with intercom and visual connection. A feature glazed panelled door leads to the Sitting Room.

CLOAKROOM:

A useful 'little' room, with dual flush white close-coupled W.C and corner wash basin, ladder style radiator, half-tiled walls with tiled shelf and vinyl floor covering.

SITTING ROOM:

Benefiting from a full height triple-glazed corner 'bayed' recess perfect for a small dining table, focal point fireplace with inset electric fire, useful store cupboard with light and shelving, TV and telephone points. Ceiling lights, raised electric power sockets and attractive glazed double-doors to kitchen.

KITCHEN:

Electrically operated triple-glazed window. Quality range of Maple 'effect' fitted units with contrasting worktops and matching upstands incorporating an inset stainless steel sink unit. Integrated appliances comprise; a Bosch 4-ringed hob with

2 BEDROOMS £235,000

a contemporary styled glazed splash-panel and stainless-steel chimney extractor over. Bosch waist-level oven and concealed dishwasher, fridge and freezer, ceiling down lights and tiled floor.

BEDROOM ONE:

An excellent-sized main bedroom with a full-height triple-glazed window and benefiting from a walk-in wardrobe with auto light, ample hanging space and shelving. Illuminated light switch, ceiling lights, TV and telephone point.

BEDROOM TWO:

Another very good-sized bedroom with a triple-glazed window and a useful recess currently arranged as study area with a fitted desk and separate shelving unit. Illuminated light switch, ceiling lights and TV point.

WET ROOM:

A wet room facility with modern white suite comprising; dual flush close-coupled WC, inset vanity wash hand basin with under sink store cupboard and mirror with integrated touch sensitive light over, level access walk-in shower with both 'rain drop' and traditional shower attachments. Ladder radiator, emergency pull cord, ceiling down lights. Extensively tiled walls and vinyl wet room flooring.

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
- One hour of domestic support per week is included in the service charge.

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 service charges please contact your Property Consultant or Estates Manager.

Service Charge: £9,364.04 pa (for financial year ending 10/2022)

GROUND RENT

Lease term 125 years June 2015
Ground rent: £510.00 p.a.
Ground rent review date: June 2030

CAR PARKING PERMIT SCHEME - SUBJECT TO AVAILABILITY

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.

