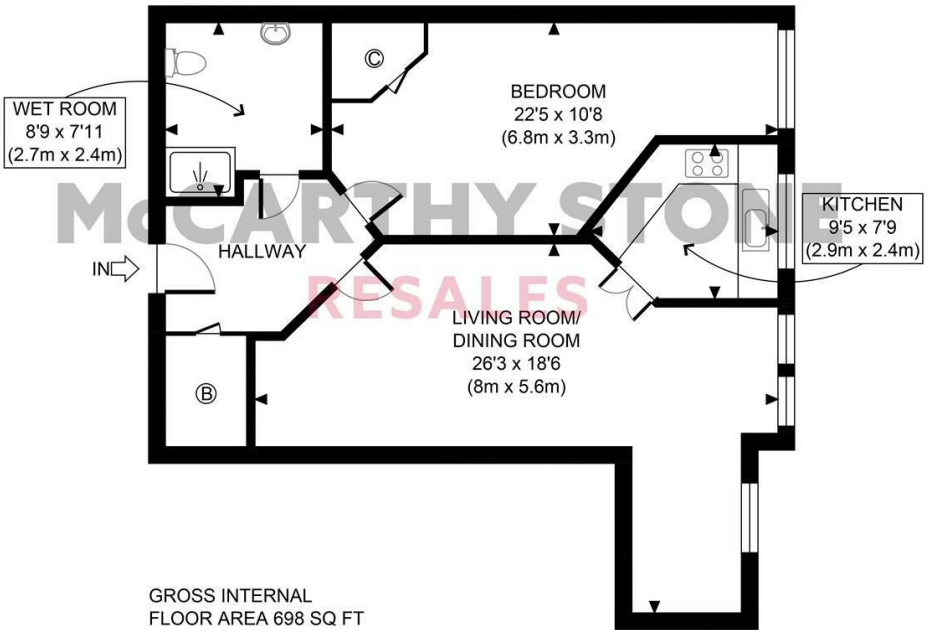


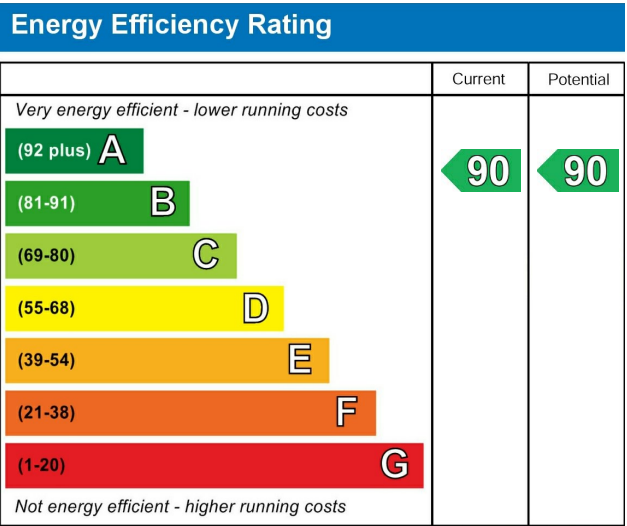
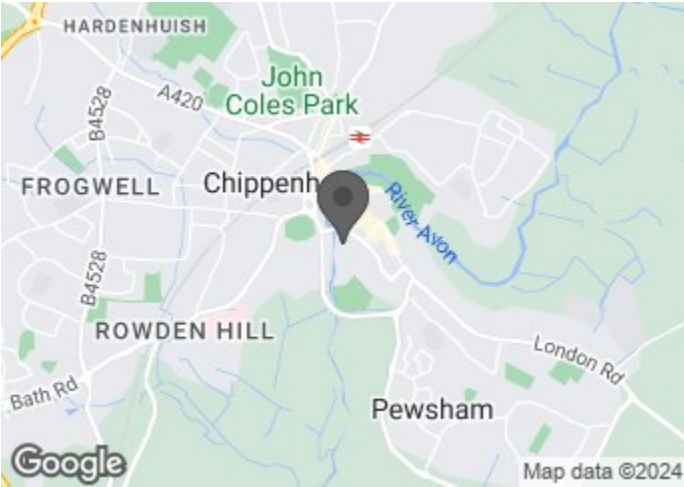
McCARTHY STONE  
RESALES

23 BOWLES COURT  
WESTMEAD LANE, CHIPPENHAM, SN15 3GU



APPROX. GROSS INTERNAL FLOOR AREA 698 SQ FT / 65 SQM	Bowles Court
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 05/07/22
	photoplan

COUNCIL TAX BAND: C



McCARTHY STONE  
RESALES

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



ENJOY LUNCH ON US WHEN YOU TAKE A TOUR OF BOWLES COURT -  
BOOK NOW! A very spacious one bedroom First floor retirement apartment  
with large spacious L shaped lounge double windows to the front aspect

ASKING PRICE £105,000 LEASEHOLD

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



# BOWLES COURT, WESTMEAD LANE, CHIPPENHAM

An excellent development, this super apartment is positioned on the second floor providing economical accommodation that has been professionally redecorated with newly fitted carpets throughout and is located convenient to the lift service providing access to all other floors overlooking the front of the building. Accommodation offers a spacious L-shaped living room, well equipped kitchen complete with integrated appliances, wetroom facility with walk-in shower and large bedroom with walk-in wardrobe.

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 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 first-class amenities to include a communal lounge, restaurant with a fantastic, varied and quality 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 '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 storage /airing cupboard with light, shelving, Gledhill boiler supplying domestic hot water and a Vent Axia heat exchange system. A feature glazed panelled door leads to the Living Room.

## WET ROOM

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 downlights. Tiled walls and vinyl wet room flooring.

## L- SHAPED LOUNGE

Two triple glazed full height double windows overlooking the front allow ample natural light and provides an interesting outlook to life in the street below. Spacious L-shaped living room. Feature glazed double doors to kitchen.

## KITCHEN

Excellent range of 'Maple-effect' fitted wall and base units having contrasting laminate worktops with matching upstands and 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 set into a recess. Ceiling downlights and tiled floor. Electrically operated triple glazed window.

## BEDROOM

Triple glazed window, walk in wardrobe with ample hanging rails, shelving and auto light.

## GENERAL

There are well-managed landscaped communal gardens backing onto the River Avon providing delightful River views.



# 1 BED | £105,000

## 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.

Service charge: £8,064.72 per annum (for financial year ending 30/09/2024)

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 Estates Manager.

## LEASE

LEASE 125 Years from the 1st June 2015  
Ground Rent: £435 per annum  
Ground rent review date: June 2030

