



McCarthy & Stone

RESALES

42 Bowles Court Westmead Lane, Chippenham, SN15 3GU  
Asking price £175,000 Leasehold

For further details  
please call 0345 556 4104

# 42 Bowles Court Westmead Lane, Chippenham, SN15 3GU

A very spacious one bedroom second floor retirement apartment with large spacious L shaped lounge double windows to the front aspect

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 with a focal point fireplace, 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, double doors to store cupboard light, Gledhill boiler supplying domestic hot water and Vent Axia heat exchange system. A feature glazed panelled door leads to the Living Room.

## I-SHAPED LOUNGE

Two full height double windows overlooking the front allowing ample natural light and provides an interesting outlook to life in the street below. Spacious L-shaped living room. Attractive focal-point fireplace with log-effect electric fire. 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.

## BEDROOM

Double-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.

## 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. To find out more about the service charges please contact your Property Consultant or Estates Manager.

## LEASE

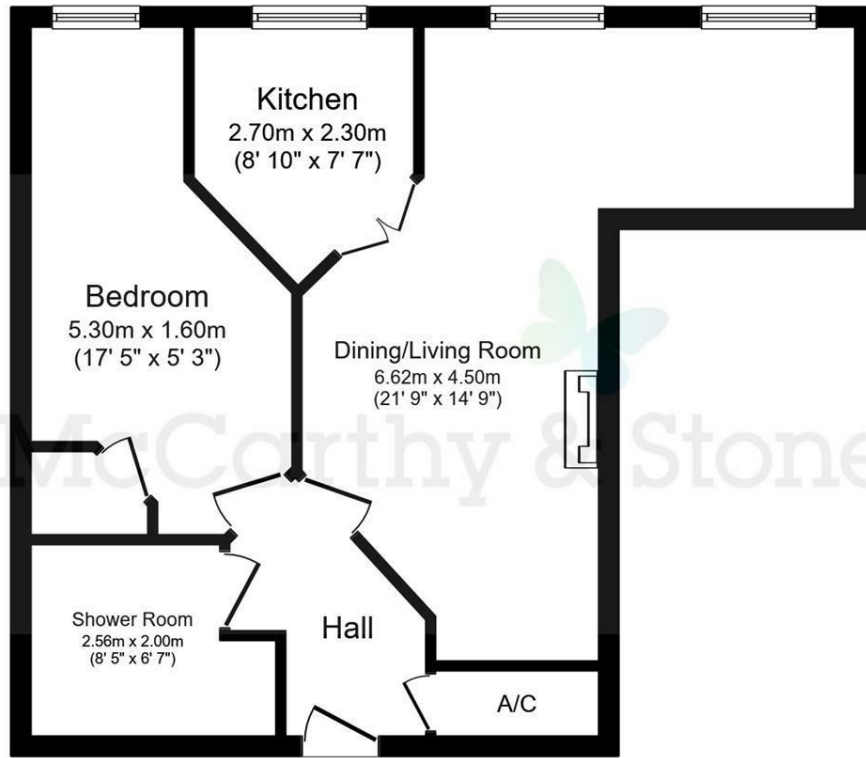
### LEASEHOLD

LEASE 125 Years from 2016

Ground Rent £435 p.a







**Floor Plan**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		89	89
(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](mailto:resales@mccarthyandstone.co.uk)

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