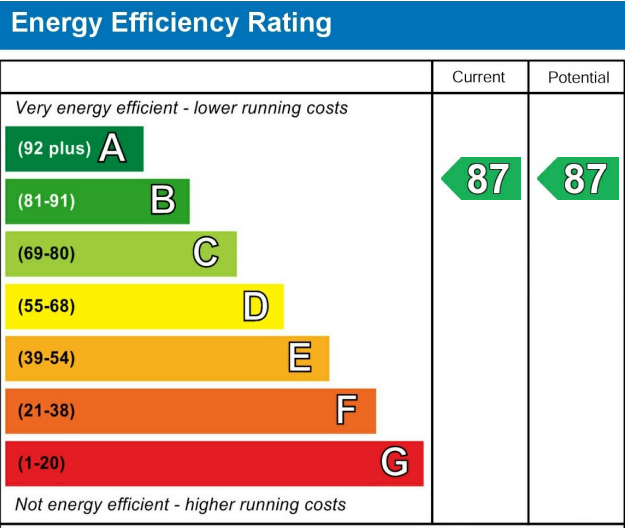
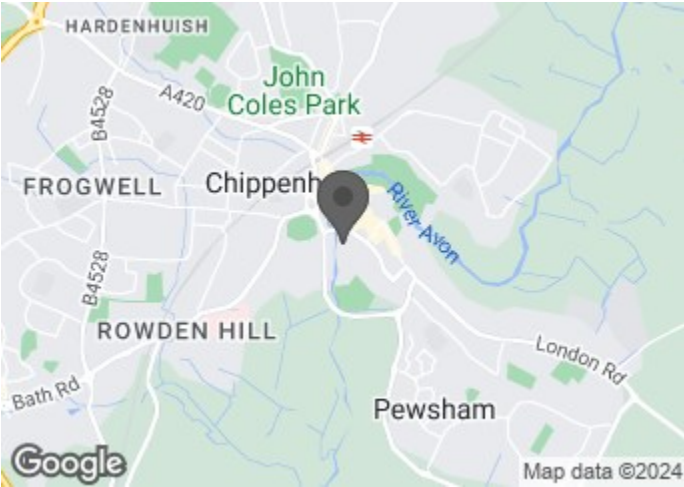


COUNCIL TAX BAND: C



McCARTHY STONE
RESALES

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McCARTHY STONE
RESALES

55 BOWLES COURT
WESTMEAD LANE, CHIPPENHAM, SN15 3GU



ENJOY LUNCH ON US WHEN YOU TAKE A TOUR OF BOWLES COURT - BOOK NOW! A stunning one bedroom third floor retirement apartment. LARGE WALK OUT BALCONY from the living room. Bowles Court has a ON SITE RESTAURANT WITH TABLE SERVICE. ONE HOUR OF DOMESTIC ASSISTANCE is INCLUDED in the service charge PER A WEEK.

ASKING PRICE £169,950 LEASEHOLD

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

SUMMARY

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. 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.

ENTRANCE HALLWAY

Of excellent size with ample space for hall furniture. Front door with spy hole leads to the large entrance hall, 24-hour emergency careline, utility room 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 Living Room.

LIVING ROOM

A stunning room that has large double glazed opening doors that lead onto a beautiful balcony, with ample room for an outside table and chairs. TV and telephone points. Ceiling lights, raised electric power sockets and attractive glazed double-doors to kitchen.

KITCHEN

A large electrically operated triple-glazed window that allows plenty of sunlight to flood in. 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 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

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



1 BED | £169,950

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 (BREAKDOWN)

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

Service Charge: £8,064.72 per annum (up to financial year end 30/09/2024)

LEASE INFORMATION

Ground rent: £435 per annum
Ground rent review date: June 2030
Lease: 125 years from June 2015

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.

