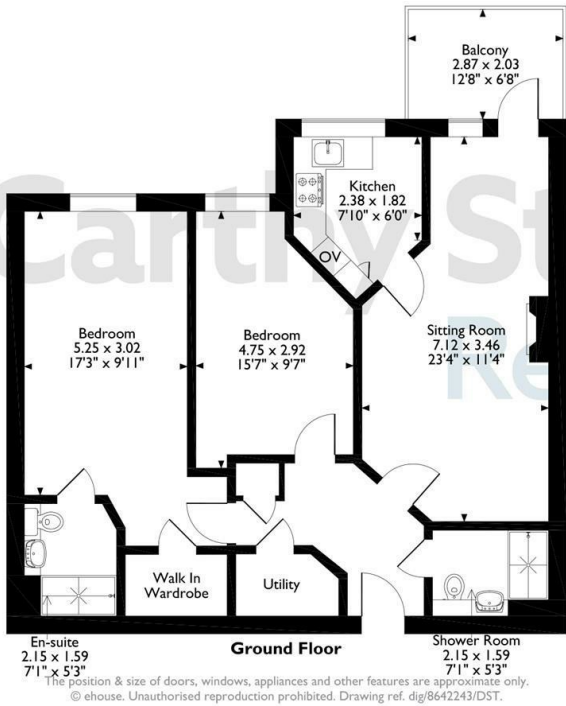
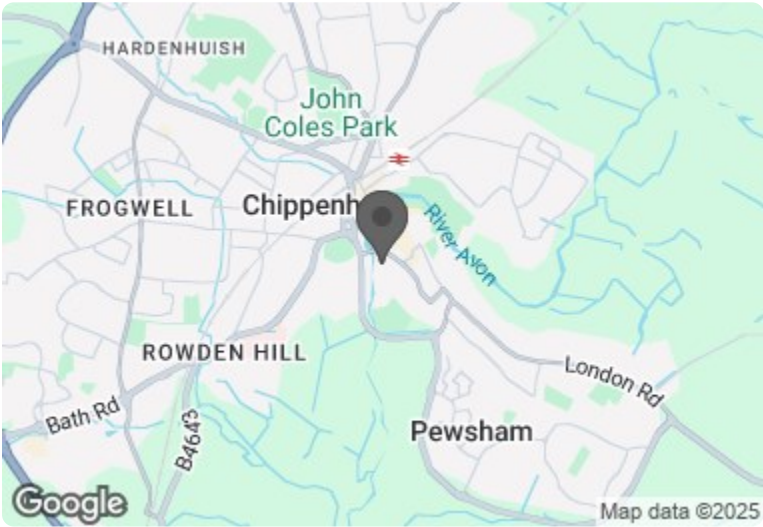


39 Waterford Place, Westmead Lane, Chippenham
Approximate Gross Internal Area
79 Sq M/850 Sq Ft



Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	87
(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	

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.



39 Waterford Place

Westmead Lane, Chippenham, SN15 3GX

PRICE
REDUCED



PRICE REDUCTION

Asking price £310,000 Leasehold

Top floor, sunny, beautifully presented two bedroom retirement apartment with walk out balcony overlooking the landscaped communal gardens and beyond to Westmead open space/meadow.

Pet Friendly *Energy Efficient* *Lift Access To All Floors*

Call us on 0345 556 4104 to find out more.

Waterford Place, Westmead Lane,

Waterford Place

Waterford Place was constructed by multi award-winning retirement living specialist McCarthy and Stone, and is a sought-after 'Retirement Living' development providing independent living for those aged 60 years and over and offers the level of freedom needed to maintain your independence for longer in your own home, living retirement to the full. It's so easy to make new friends and to lead a busy and fulfilled life at Waterford Place; there are always plenty of regular activities to choose from including; coffee mornings, fitness classes, games and quiz nights, fish and chip supper evenings, themed events. Whilst there is something for everyone there is certainly no obligation to participate and home owners can join in or remain as private as they wish.

For peace of mind our House Manager provides excellent support to Home Owners, whilst ensuring the smooth running of the development. Additionally, the apartments are equipped with a 24-hour emergency call system. All the external property maintenance including gardening and window cleaning is taken care of. In addition to privately owned luxury apartments, the development also offers beautiful social spaces such as a communal lounge, landscaped gardens and a guest suite, where visiting family and friends can be accommodated for a small charge.

The Local Area

Waterford Place occupies a fantastic position just 200 metres from the centre of the 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.

No.39

No.39 is a beautifully presented, top floor apartment benefitting from high ceilings giving a wonderful feeling of space and airiness. The spacious living room opens out on to a walk out balcony and the modern kitchen is well equipped with integrated appliances. Both bedrooms are of a double size and the master bedroom offers an en-suite shower room and walk in wardrobe. There is also a further guest shower room/WC. Apart from the cupboards, the main rooms, including the two shower rooms, benefit from underfloor heating. No.39 will also benefit from the first lease extension at no cost to the lessee.

Entrance Hall

Oak-veneered entrance door with spy-hole, security intercom system that provides both a visual (via the home-owners TV) and verbal link to the main development entrance door. Emergency pull cord, walk-in utility cupboard with light and shelving housing the Gledhill boiler supplying hot water, Vent Axia heat exchange



system and automatic washer/dryer with water softener. There is a second shallow cupboard with meters. A feature glazed panelled door leads to the Living Room.

Living Room

A really pleasant and welcoming room with dado rail, picture rail and a double-glazed French door and matching side-panel opening onto a balcony. Feature fireplace with inset electric fire. A feature glazed panelled double door leads to the kitchen.

Balcony

A lovely space overlooking the landscaped communal gardens, with room for a small table and chairs.

Kitchen

Electronically operated double-glazed window. Excellent contemporary range of soft cream, gloss finished fitted units with contrasting laminate worktops and matching upstands incorporating a stainless steel inset sink unit. Extensive integrated appliances comprise; a Bosch four-ringed hob with glazed splashback panel and stainless steel chimney extractor hood over, Bosch waist-level oven, concealed dishwasher and fridge & freezer. Ceiling spot light fitting and tiled floor.

Master Bedroom

A generous size bedroom picture rail, dimmable wall lights on either side of the bed and excellent walk-in wardrobe with auto light, ample hanging space and shelving. Door to en-suite.

En-Suite Shower Room

Modern white sanitary ware comprising; walk in shower with a glazed screen, back-to-the-wall WC with a concealed cistern, vanity wash-basin with storage cupboard below and work surface, mirror with integrated light and shaver point above. Heated ladder radiator, emergency pull cord, ceiling spot light fitting, extensively tiled walls and fully tiled floor.

Bedroom Two

A further generous size double bedroom with double glazed window.

Shower Room

Modern white sanitary ware comprising; shower cubicle with a glazed screen, back-to-the-wall WC with a concealed cistern, vanity wash-basin with storage cupboard below and work surface, mirror with integrated light and shaver point above. Heated ladder radiator, emergency pull cord, ceiling spot light fitting, extensively tiled walls and fully tiled floor.

Parking

Car parking is available with a yearly permit at a charge of around £250 per annum (subject to availability).

Additional Information & Services

- Copper Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage



2 Bed | £310,000

Service Charge

What your service charge pays for:

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Service Charge: £4,117.37 per annum (for financial year ending 30/06/2026).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs. (Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

Lease

Lease length: 125 Years from 1st June 2015
Ground rent: £495 per annum
Ground rent review: 1st June 2030
Managed by: McCarthy and Stone Management Services

Will benefit from the first lease extension at no cost to the lessee

Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.



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REDUCED