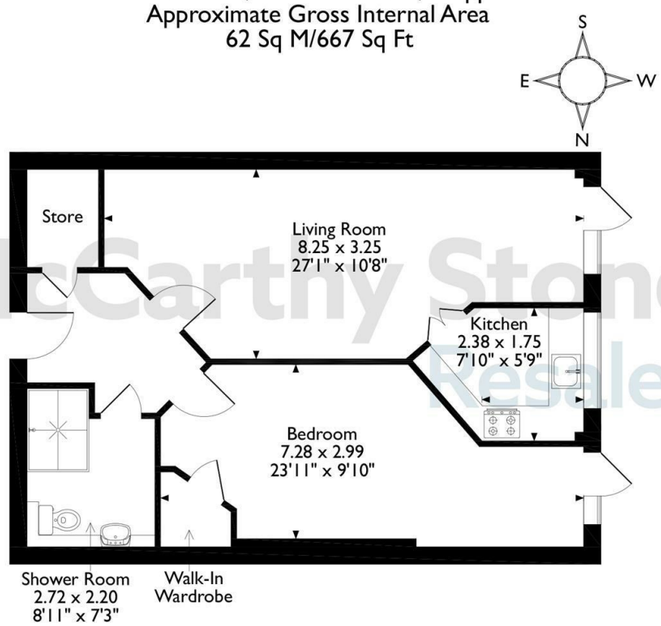
McCarthy Stone
Resales

11 Bowles Court, Westmead Lane, Chippenham
Approximate Gross Internal Area
62 Sq M/667 Sq Ft

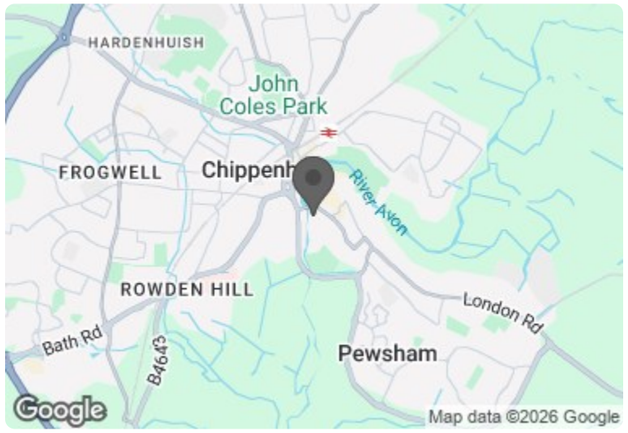


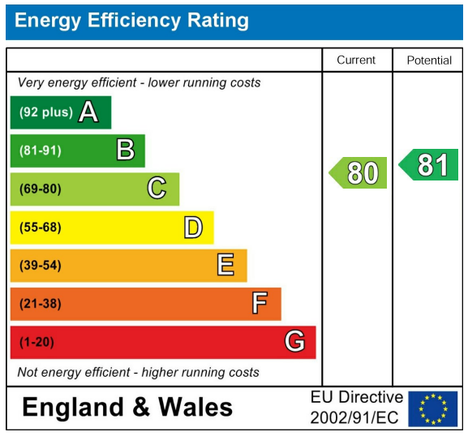
McCarthy Stone Resales

The position & size of doors, windows, appliances and other features are approximate only.

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Council Tax Band: D





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The Property Ombudsman

McCarthy Stone
Resales

11 Bowles Court

Westmead Lane, Chippenham, SN15 3GU

PRICE REDUCED







PRICE REDUCTION

Asking price £150,000 Leasehold

Ground floor, one bedroom retirement apartment with direct access out on to a pretty decked area and communal gardens overlooking the River Avon.
Energy Efficient *On Site Restaurant* *Pet Friendly*

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

Bowles Court, Westmead Lane, Chippenham

1 Bed | £150,000

Bowles Court
Located on the ground floor of this sought-after Retirement development for those aged 70 years and over, this one bedroom apartment provides spacious, yet economical accommodation with the security and peace of mind that comes hand-in-glove with a McCarthy and Stone 'Retirement Living Plus' development.

The property enjoys excellent communal facilities including a Homeowners lounge, restaurant with a fantastic, varied and subsidised daily lunch service, laundry, scooter store and landscaped gardens backing onto the River Avon.
Our Estate Manager is available to support the needs of Homeowners and to oversee the smooth running of the development. There are chargeable care and domestic help packages available albeit all home owners receive up to 1 hour free domestic assistance each week. All apartments are equipped with a 24-hour emergency call system. There is also the excellent guest suite widely used by visiting family and friends for which a small charge per night applies.

The Local Area
Bowles Court was completed at the end of 2015 and occupies a pleasant position 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.

No.11
Located on the ground floor and within easy reach of the development's fabulous facilities, is this well presented, one bedroom apartment with direct access out on to a pretty decked area and the communal gardens overlooking the River Avon. The accommodation comprises; well equipped kitchen with integrated appliances, spacious living room with direct access out on to a decked area, double bedroom with access on to the decked area, along with a walk in wardrobe, and a bathroom with level access shower.

Entrance Hallway
With solid entrance door having security spy-hole, Intercom entry system linked visually (by home owner's TV tuning) and verbally to the main development entrance, along with an emergency pull cord. Large walk-in cupboard with shelving and light and housing the Gledhill cylinder supplying domestic hot water.

Living Room
Welcoming living space leading to triple glazed French door opening onto a pretty decked area and the communal gardens. Part glazed double doors lead to the kitchen.

Kitchen
With triple-glazed window. Range of 'Maple-effect' fitted wall and base units having contrasting laminate worktops with matching upstand splashbacks and incorporating a stainless steel single drainer inset sink unit. Integrated appliances include a ceramic four-ringed electric hob with matching glass splashback and stainless steel chimney style extractor hood over, Neff high-level single oven and concealed fridge and freezer. Tiled floor.

Double Bedroom
Double bedroom with triple-glazed door opening on to the decked area. Walk-in wardrobe with ample hanging rails, shelving and auto light.

Shower Room
White suite comprising; large level access fully tiled walk-in shower with 'rain drop' shower head and separate hand held attachment, WC, inset vanity wash hand basin with under sink store cupboard and mirror with integrated light above. Electrically heated towel rail/radiator, emergency pull cord, vinyl flooring and ceiling downlights.

Additional information and Services
• Copper Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage

Car Parking
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.

Service Charge
What your service charge pays for:

• Estate Manager who ensures the development runs smoothly
• CQC Registered care staff on-site 24/7 for your peace of mind
• 1 hour cleaning / domestic assistance per week, per apartment
• 24hr emergency call system
• Monitored fire alarms and door camera entry security systems
• Maintaining lifts
• Heating and lighting in communal areas
• The running costs of the onsite restaurant
• Cleaning of communal areas daily
• Cleaning of windows
• Maintenance of the landscaped gardens and grounds
• Repairs & maintenance to the interior 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 Estate Manager.

Service Charge: Annual fee of £9,003.34 per annum for the financial year ending 30/09/2026.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to .

Lease Information
Lease: 125 Years from 1st June 2015
Ground rent: £435 per annum
Ground rent review: 1st June 2030

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 .

• 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.

Care & Support
The personal care services available at Bowles Court can help you do more of the things you love and enjoy peace of mind when you need a helping hand. You'll get to know the dedicated CQC registered care and support team who are onsite each day, led by our wonderful Estates Manager. They can assist with anything from changing your bed and doing your laundry, to escorting you to appointments and helping you get washed and dressed ready for the day. What's more, the services are flexible, so you can tailor your care package to suit your needs - just speak with the Estates Manager who will be happy to help organise a care package ready for when you move in.

PRICE REDUCED













