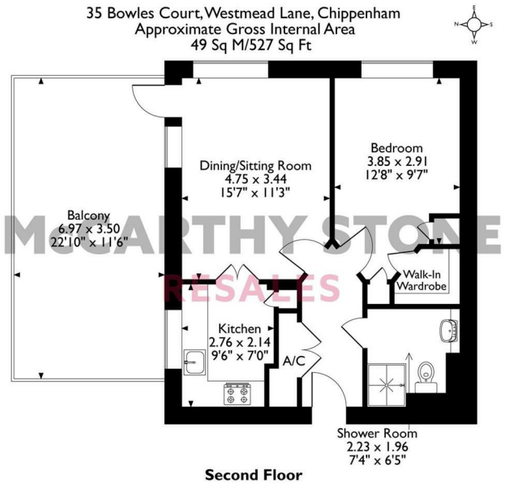
Excellent

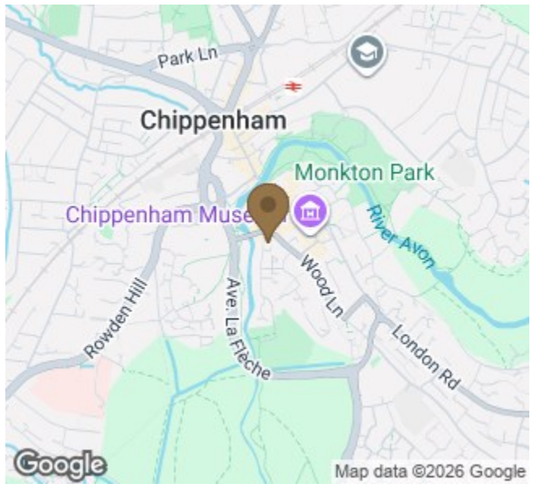
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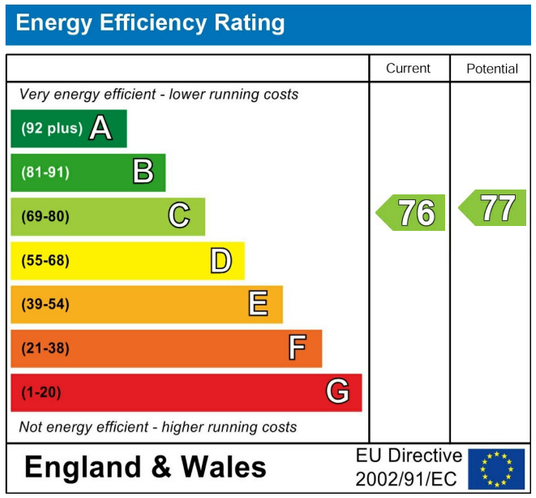
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Second Floor

The position & size of doors, windows, appliances and other features are approximate only.
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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman







35 Bowles Court

Westmead Lane, Chippenham, SN15 3GU

1 1 Council Tax Band: C

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 35 Bowles Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £150,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Second Floor Apartment - No Other Apartment Directly Above
- Direct Access From Living Room to Larger Than Average Balcony
- Well Equipped Kitchen With Integrated Appliances
- Double Bedroom With Walk In Wardrobe
- On Site Restaurant
- Homeowners Lounge Where Social Events Take Place
- Landscaped Communal Gardens
- Laundry Room & Mobility Scooter Store
- 24/7 On Site Estates Team and 24/7 Careline
- Tailor Made Care & Support Packages Available

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

35 Bowles Court, Chippenham

1 | 1 | Asking price £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.

35 Bowles Court
Situated on the second floor, this well-appointed one-bedroom apartment enjoys the added benefit of having no apartment directly above, along with a larger-than-average balcony providing a lovely space to sit and relax outdoors. The accommodation comprises a well-equipped kitchen with a range of integrated appliances, leading through to a spacious living room with direct access onto the balcony. The generous double bedroom benefits from a useful walk-in wardrobe, providing excellent storage, while the bathroom is fitted with a convenient level-access shower. Ideally positioned close to the lift for ease of access, this appealing apartment offers comfortable and practical living at Bowles Court.

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.

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

Social Lifestyle
The Communal Lounge is at the heart of the community at Bowles Court and is where the majority of social gatherings take place. Regular activities can include; coffee mornings and afternoons, games nights, Chair Yoga, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

The Restaurant
Serving everyday classics and tempting treats, the subsidised chef-run restaurant at Bowles Court serve freshly prepared food all year round. Perfect for those days when you don't feel like cooking or when guests come to visit. Take a look at our sample menu to see the delicious meals on offer - all at incredibly low prices.

Landscaped Gardens
One of the main social hubs of Bowles Court is the large patio area in the communal garden overlooking the River Avon. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

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.

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 £9,670.91 per annum for the financial year ending 30/09/2027.

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.











