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📍 24, Waterford Place Westmead Lane, Chippenham, Wiltshire,  
SN15 3GX

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⑨ 24, Waterford Place Westmead Lane, Chippenham,  
Wiltshire, SN15 3GX

⌚ Price Guide £285,000

OFFERED WITH NO ONWARD CHAIN-An immaculately presented, fantastic size two double bedroom, first floor apartment with lovely walk-out balcony which forms part of a superb McCarthy & Stone retirement living development situated within the heart of Chippenham.

- Immaculate Retirement Living Apartment
- First Floor
- Two Generous Double Bedroom
- Centrally Located
- Walk-Out Balcony
- Excellent Communal Facilities
- Pet Friendly
- Guest Suite
- House Manager
- Large Walk-In Wardrobe/Home Office

❖ Leasehold

㉚ EPC Rating B



OFFERED WITH NO ONWARD CHAIN-An immaculately presented, wonderfully proportioned two double bedroom, first floor apartment with lovely walk-out balcony which forms part of a superb McCarthy & Stone retirement living development situated within the heart of Chippenham.

The property offers accommodation comprising; communal entrance hall, private hall with large utility cupboard off. A good size sitting/dining room which opens onto a lovely balcony overlooking green space. The modern kitchen is equipped with modern units and integrated appliances.

There are two generous double bedrooms, the main bedroom benefitting from having a modern en-suite shower room, large walk-in wardrobe, additional wardrobe that has been re-configured as a home office space however, due to the excellent size of the walk-in wardrobe, this too has the space to create a larger home office space. The accommodation is completed by a guest shower room, w/c.

For peace of mind the 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 is included within the service charge. The development also offers communal social spaces such as a communal lounge, landscaped gardens and a guest suite, where visiting family and friends can be accommodated subject to a small charge.

#### **Situation**

Waterford Place is an impressive development which was constructed by multi award-winning retirement living specialist McCarthy and Stone in 2015 and is a sought-after 'Retirement Living' development providing independent living for those aged 60 years and over. The property is situated in a central location within easy walking distance of the town centre and all amenities to include a mainline railway station (London-Paddington), a public library, a sports centre and a bus station. Chippenham also offers excellent primary and secondary schooling together with further education provided by Chippenham Technical College. The M4 motorway at Junction 17, the A4 and the A420 offer excellent motor commuting to the major centres of Bath, Bristol, Swindon and London.

#### **Property Information**

Council Tax Band; D

Leasehold

Mains Services

Electric Underfloor Heating

EPC Rating; B





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