



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

🏠 Price Guide £150,000

OFFERED WITH NO ONWARD CHAIN-An immaculately presented, wonderfully proportioned one 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
- One Generous Double Bedroom
- Centrally Located
- Walk-Out Balcony
- Excellent Communal Facilities
- Pet Friendly
- Guest Suite Available for Families
- House Manager
- No Onward Chain

🏠 Leasehold

🏠 EPC Rating B



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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 and also provides access to the modern fitted kitchen.

There is a generous double bedroom with walk-in wardrobe, and the accommodation is completed by a lovely contemporary 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; C

Leasehold

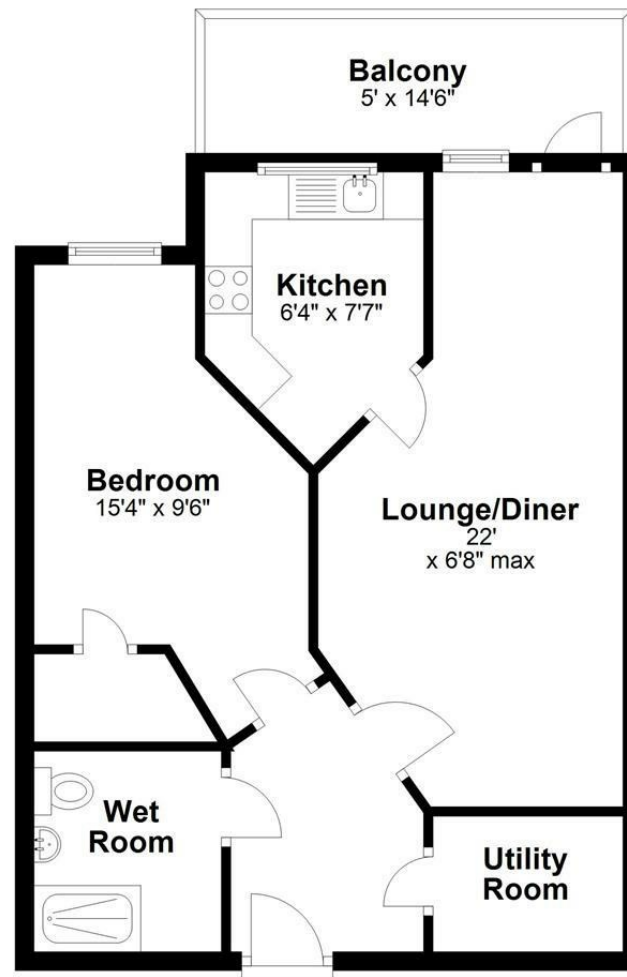
Mains Services

Electric Underfloor Heating

EPC Rating; B



Ground Floor



Total area: approx. 532.6 sq. feet

Disclaimer: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.