



📍 38 Birch Close, Wadswick Green, Corsham, Wiltshire, SN13 9GQ

🔗 Offers In Excess Of £425,000

A luxury ground-floor, two-bedroomed pre-owned retirement apartment operated by Rangeford Villages.

- 2 Bedroom Retirement Luxury Apartment
- En-suite & Balcony
- Swimming Pool & Spa Facilities
- Restaurant & Coffee Shop
- Rangeford Domiciliary Care Services Available
- No Onward Chain
- Contact Strakers or Wadswick Green Marketing Suite on 01225 584500

🏠 Leasehold

🏠 EPC Rating



A luxury ground-floor, two-bedroomed pre-owned retirement apartment operated by Rangeford Villages. Situated in a stunning courtyard surrounded by open countryside, providing a generous 994sq ft of accommodation. This contemporary, leasehold property features a large open-plan living space with floor-to-ceiling double-aspect picture windows. The lounge area has access to the private balcony. The fully fitted kitchen also comes with integrated Bosch appliances, including an electric oven, induction hob, microwave, dishwasher and combined washing machine/tumble dryer. A special feature is the mobile island, providing a flexible and versatile working space with an integrated wine rack. Two double bedrooms with fitted carpet. The master bedroom has bespoke fitted wardrobes, en-suite walk-in shower, heated towel rail, mirror with integrated shaver point and feature lighting. Second double bedroom with fitted wardrobes and access onto the balcony looking over the courtyard and pond. The family bathroom has a bath, basin and heated towel rail. The apartment benefits from thermostatically controlled room underfloor heating throughout, 8ft 2in ceilings, and walnut hardwood flooring in the large living areas. Window dressings are also included. The dimensions shown on the floor plan are approximate, and individual apartment dimensions will be confirmed upon reservation. Please note that, apart from the kitchen fittings supplied, the apartment is sold unfurnished. For further details, please contact Strakers or Wadswick Green Marketing Suite on 01225 584500

Other charges apply in addition to the purchase price: Annual Service Charges and Event Fee are payable in addition to the purchase price. Please ask the Wadswick Green sales Advisors for details

#### **Situation**

Set in the stunning Wiltshire countryside, in 25 acres of beautifully landscaped grounds, Wadswick Green is a place where you can enjoy the comfort and convenience of living in a contemporary new village for people over 60 years of age. Here you can continue to live life to the full, and if there's a time when you need more support, help is at hand.

#### **Property Information**

Council Tax Band: E

Leasehold

Mains Services

EPC Rating: B

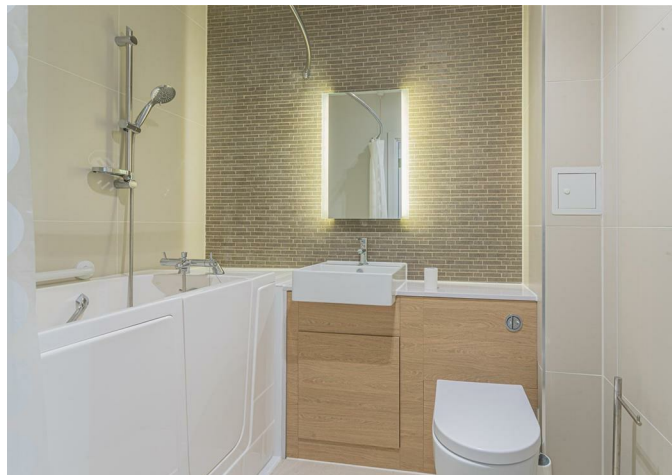
No Onward Chain

#### **Rangeford Care**

Rangeford Care, which is based within the village, provides outstanding domiciliary care plans to residents who require more support to manage their daily lives. (Additional charges apply)

#### **Disclaimer**

The dimensions shown on the floor are approximate, and individual apartment dimensions will be confirmed upon an agreed sale. Please note, apart from the kitchen fittings described and window dressings, the apartment is sold unfurnished. Please note that certain photographs have been digitally modified using AI-generated furnishings and décor to assist with visualisation; actual property presentation may vary



## Ground Floor

Approx. 93.1 sq. metres (1002.3 sq. feet)  
(excluding Balcony)



Total area: approx. 93.1 sq. metres (1002.3 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.