



35 Birch Close, Wadswick Green  
Corsham, SN13 9GQ

**STRAKERS**



## 35 Birch Close, Corsham, Wiltshire, SN13 9GQ

A luxury first floor, two bedroomed pre-owned retirement apartment operated by Rangeford Villages. Situated in a stunning courtyard surrounded by open countryside providing a generous 1015 sq ft of accommodation.

- 2 Bedroom Retirement Luxury Apartment
- En-suite & Balcony
- Swimming Pool & Spa Facilities
- Restaurant & Coffee Shop
- Rangeford Domiciliary Care
- Services available

Asking Price £395,000





## RETIREMENT PROPERTY

A luxury first floor, two bedroomed pre-owned retirement apartment operated by Rangeford Villages. Situated in a stunning courtyard surrounded by open countryside providing a generous 1015 sq ft of accommodation. This contemporary, leasehold property features a large open plan living space with lounge area benefiting from a bespoke built in corner media unit and electric fire with surround. Dual aspect floor to ceiling picture windows with balcony off the lounge. The fully fitted kitchen which also comes with integrated Bosch appliances including an electric oven, induction hob, microwave oven, dish washer and combined washing machine/tumble dryer. A special feature is the mobile island providing flexible and versatile working space with integrated wine rack.

Two double bedrooms, master bedroom has en-suite with walk in shower, basin with under cupboard, shaver point and feature lighting. Both bedrooms with fully fitted carpets and window dressings. Main bathroom benefits from spacious bespoke corner cupboard, shower cubicle, basin and heated towel rail.

The apartment benefits from thermostatically controlled by room underfloor heating, with walnut hardwood flooring in the living areas.

The dimensions shown on the floor plan are approximate and individual apartment dimensions will be confirmed upon reservation. Please note, apart from the kitchen fittings supplied the apartment is sold unfurnished.

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.

Rangeford Care are based within the village and provide outstanding domiciliary care plans to residents who require more support to manage their daily lives.

### Situation

Set in the stunning Wiltshire countryside, in 25 beautifully landscaped grounds, Wadswick Green Retirement Village is a place where you can enjoy the comfort and convenience of living in a contemporary new village for people over 60. 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

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