



Andrews Court, Lyneham, SN15 4SN

01793 840 222 | alanhawkins.co.uk

alan
hawkins
PROPERTY SALES & LETTINGS



- Apartment 14 - The Bibury
- Spacious One bedroom Apartment
- Fully Tiled Wetroom
- Communal Lounge, Sun Lounge and Kitchen
- Over 55's
- Second Floor Top Corner Front
- Open Plan Living/Kitchen/Dining Room with 'Hacker' Kitchen
- Under Floor Heating
- Communal South Facing Gardens
- Lift Access To All Floors

alan hawkins

alan hawkins

alan hawkins

Apartment 14 Andrews Court Lyneham, SN15 4SN

£227,000

Apartment 14 is an impressively spacious 1 bedroom apartment situated on the 2nd (top) floor enjoying lovely elevated views designed to the 'The Bibury' style offering 687 sq ft of accommodation. Internally the lay out comprises a generous 24ft x 17ft open plan living/kitchen and dining room featuring an attractive 'Hacker' kitchen with high end appliances. The large bedroom which can easily accommodate a King sized bed and the optional wardrobe upgrade and enjoys a fully tiled shower/wet room ensuite with a 'Jack & Jill' style access from the main hall. As with all the apartments benefits from zonal controlled under floor heating, video entrance system and accessed via the communal lift.

COTSWOLD HOUSE:

Cotswold house is a newly constructed and exclusive development of 18 semi/retirement 1 bedroom and 2 bedroom apartments

specifically designed for the over 55's who are looking for quality yet contemporary living in a state of the art complex which features a delightful communal lounge with a stunning sun lounge and kitchenette for socialising and entertaining as well as wonderfully decorated hallways with lift access to all floors. To the outside are maintained gardens to the rear and two sides, the rear enjoying a perfect south aspect. All flats are heated by way of ground source heat pump technology, supported solar panels to the roof, feeding the underfloor heating to each apartment with individual zonal controls to each room, controlling the temperature to each room to just how you like it, a proven and cost effective way of heating your home! There are ample parking provisions with electric car charging points, as well as electric scooter garage parking and charging facilities.



Viewings

By appointment through Alan Hawkins
Property Sales. Tel: 01793 840 222

Council Tax: Wiltshire Council

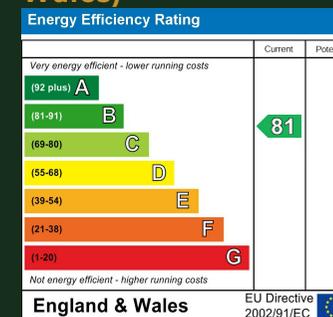
Tax Band B For year 2025/26 = £1791.87
For information on tax banding and rates,
please call Wiltshire Council

Management Fee

Ground Rent: £156.00 p/a
Service Charge: £247 pcm



Energy Efficiency Rating (England & Wales)





THE BIBURY AT COTSWOLD HOUSE

ONE BEDROOM APARTMENT

687 sq ft / 63.81 sq m



Penthouse Second Floor: 13, 14, 17, 18



THE BIBURY

Open Plan Living & Kitchen	7.59m x 5.22m 34.51 sq m	24'10" x 17'1" 376 sq ft
Master Bedroom	4.33m x 3.39m 14.24 sq m	14'3" x 11'1" 153 sq
Bathroom	2.55m x 1.98m 5.11 sq m	8'4" x 6'6" 55 sq ft
Utility	1.83m x 1.36m 2.55 sq m	6'0" x 4'6" 27 sq ft

*available at extra cost

Welcome to the Bibury, situated on the Second Floor, this is our largest One Bedroom Apartment with an impressive 687 square feet of Penthouse Space! The Bibury benefits from beautiful views and light throughout from the cantilevered roof windows and boasts our largest Living Area on offer.

The generous open plan Living, Kitchen and Dining area totals over 370 square feet, the same size as some one bedroom Apartments! The large area has been designed perfectly to accommodate three rooms into one bright and airy modern space. The latest Top Specification Hacker Kitchen and Siemens Appliances are of the latest contemporary design to blend into the background whilst providing fantastic storage and social areas.

The Bibury benefits from a huge Master Bedroom, which can accommodate a King Size bed easily. Optional* built in cupboards are available providing a cavernous 3.5 meter length of storage and the room has convenient En-Suite Access to the Bathroom.

The Shower Room includes a walk-in Wet Room Shower, high specification sanitary ware, chrome fittings, heated towel rail and contemporary tiles throughout.

Each room of the Bibury is equipped with individually controlled Underfloor Heating during the Winter months.

Finally, the Utility Room offers owners a fantastic extra room to house Laundry Appliances and extra storage. This room also has the option to accommodate a Second Toilet and Basin if required*