



Andrews Court, Lyneham, SN15 4SN

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PROPERTY SALES & LETTINGS



- Apartment 16 'The Ashton'
- Open Plan Living Accommodation
- Utility/*Cloakroom
- South Facing garden
- Mobility Scooter Garage with Charging Stations
- Two Bedrooms First Floor
- Two Generous Bedrooms
- Communal Lounge and Sun Lounge with kitchen
- Communal Lift
- Over 55's

Apartment 16 Andrews Court Lyneham, SN15 4SN

£267,000

Apartment 16 is a lovely two bedroom apartment located on the 2nd floor designed to the popular 'The Ashton' design. The generous open plan living kitchen and dining area is the perfect place to relax and entertain and features a beautiful 'Hacker' kitchen with high end integrated appliances. The further layout comprises a spacious entrance hallway, utility room (with optional 2nd toilet upgrade). There are two generous bedrooms (optional upgrade for wardrobe installation to bed 1) and a stunning fully tiled shower/wet room with high end sanitary ware and ambient motion censored lighting. 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 New Build For information on tax banding and rates, please call Wiltshire Council

Annual Ground Rent: £156.00
Service Charge: £2,964.00

Energy Efficiency Rating (England & Wales)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	81	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

THE ASHTON AT COTSWOLD HOUSE

TWO BEDROOM APARTMENT

755 sq ft / 70.09 sq m



Penthouse Second Floor: 16

Welcome to the Ashton, situated on the Second Floor, a large Two Bedroom Apartment with 755 square feet of Penthouse Space! The Ashton benefits from beautiful views and light throughout from the cantilevered roof windows.

The generous Open Plan Living, Kitchen and Dining area totals over 300 square feet of space. 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 Ashton 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 Ashton 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*.

THE ASHTON

Open Plan Living & Kitchen	6.14m x 5.52m 29.18 sq m	20'1" x 18'1" 314 sq ft
Master Bedroom	3.91m x 3.41m 13.02 sq m	12'10" x 11'2" 140 sq ft
Guest Bedroom / Study	3.33m x 2.53m 8.44 sq m	10'11" x 8'3" 91 sq ft
Bathroom	2.86m x 1.97m 5.8 sq m	9'5" x 6'6" 62 sq ft
Utility	1.69m x 1.41m 2.36 sq m	5'7" x 4'8" 25 sq ft

*available at extra cost)

