



# 17 Ivyfield Court, Chippenham, SN15 2QR

GOODMAN WARREN BECK

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£105,000

An improved and well presented one bedroom ground floor apartment set within the popular Ivyfield Court Retirement development, specifically for residents over the age of 55 within easy reach of the town centre and mainline station. Offering a range of communal facilities to include a laundry room, residents lounge, delightful communal gardens and a 24 hour pull cord monitoring system offering peace of mind. The apartment itself has an entrance hall with useful storage cupboard, sitting/dining room, refitted kitchen with built-in oven and hob, double bedroom and a shower room with a modern white suite. Onsite parking is available for residents and their visitors.

## Situation

Ivyfield Court is pleasantly situated in a cul-de-sac location within easy reach of the town centre with its numerous amenities and mainline rail station. The retirement apartments offer secure entry via intercom entry phone and benefit from delightful well maintained gardens to the rear and residents' parking. Doctors' surgery and Chippenham hospital are both within c.¼ mile. The M4 J.17 is c.5 miles north and there are mainline rail services to Bath c.15 minutes and London Paddington in just over an hour.

## Accommodation Comprising:

Security entry system providing access to the communal hallway. Door to:

## Entrance Hall

Security entry system. Electric heater. Storage cupboard. Doors to all rooms.

## Sitting/Dining Room

uPVC double glazed window to front. Electric heater. Fireplace with wooden surround and mantle. Opening into Kitchen.

## Kitchen

uPVC double glazed window to front. Fitted with a range of matching wall and base units. One and a half bowl stainless steel sink unit with chrome mixer tap over. Wooden worksurfaces and matching upstand. Built-in electric oven and four ring hob. Built-in fridge.

## Shower Room

Tiled shower cubicle with electric shower. Vanity wash basin set in to work surface with cupboard beneath. Close coupled WC with concealed cistern. Ladder style radiator. Shaver point.

## Bedroom

uPVC double glazed window to front. Electric radiator.

## Communal Facilities

- \* Live in Warden
- \* 24 hour emergency call system with pull cords and panic button
- \* Residents Lounge hosting numerous social events and weekly coffee mornings.
- \* Lift
- \* Communal laundry room with cost included in the service charge
- \* Communal TV licence
- \* Guest room available for a nominal fee
- \* Gardens
- \* Free on-site parking available

## Management Company

Anchorcall provides 24 hour monitoring of pull cord and personal alarm pendant call systems via an intercom system.

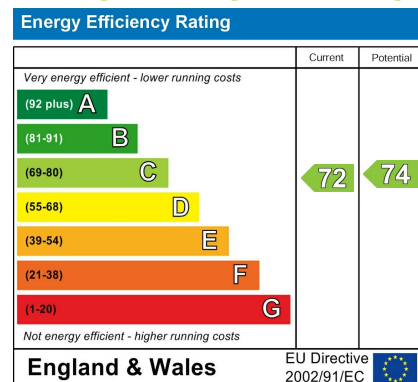
There is an age restriction at Ivyfield Court. Residents need to be aged 60 or over and 'each occupier must be capable of leading an independent life and manage his/her house keeping, which may be reliant on some outside help and support'.

Anchor's estate manager must meet the proposed purchaser prior to exchange of contracts 'to assess their suitability as the purchaser of this home'.

## Directions

Leave Chippenham town centre on the A4 Bath Road. Turn first left into Charter Road just before Rowden Hill. Ivyfield Court will then be found on the left hand side. To the rear of the building there is a pedestrian pathway providing a pleasant short cut walk into town.

## ENERGY PERFORMANCE GRAPHS



Council Tax Band: A

Tenure: Leasehold



TOTAL FLOOR AREA: 440 sq ft (40.9 sq m) approx.  
Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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