


Ivyfield Court Charter Road
Chippenham

GOODMAN WARREN BECK

# Ivyfield Court Charter Road, Chippenham SN15 2QR

NO ONWARD CHAIN! A purpose built one bedroom first floor retirement apartment situated within easy reach of the town centre and offered for sale with no onward chain. Benefits include a c.18' sitting/dining room with feature electric fire and box bay window, kitchen fitted with a range of units, modern shower room and a double bedroom with fitted wardrobes. Other attributes include electric heating, uPVC double glazing. There are numerous communal facilities and events, delightful large communal gardens enjoying an open rear aspect and residents' parking.


GOODMAN WARREN BECK

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£94,995

## SITUATION

## ACCOMMODATION COMPRISING:

### ENTRANCE HALL
Doors to Sitting Room, Shower Room, Bedroom and large walk-in storage cupboard.

### SITTING ROOM
Window to rear. Opening to Kitchen. Storage heater. Ceiling fan.Emergency pull cord.

### KITCHEN
Fitted with a range of matching wall and base units. Worksurfaces with tiled splashbacks. Single drainer stainless steel sink unit. Space for under counter fridge & freezer.

### BEDROOM
Window to rear. Storage heater. Emergency pull cord. Fitted triple wardrobe. Ceiling fan.

### SHOWER ROOM
Fully tiled wide shower cubicle. Pedestal wash basin. Close coupled WC. Emergency pull cord.

### COMMUNAL FACILITIES
There is a lift, residents' lounge, guest room, laundry, refuse store, drying enclosure, delightful well maintained communal gardens enjoying an open aspect to the rear and two car parking areas for residents with permits on a first come, first serve basis.

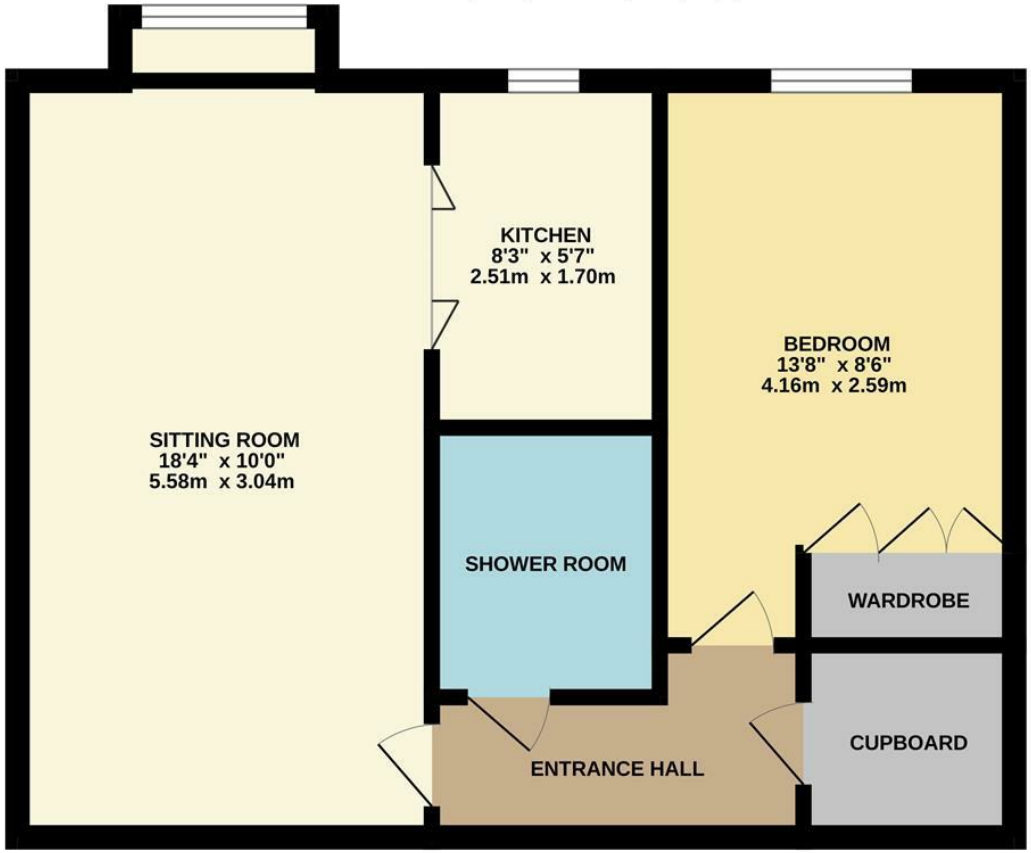
### MANAGEMENT COMPANY
Anchorcall provides 24 hour monitoring of pull cord and personal alarm pendant call systems via an intercom system.

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 your 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.

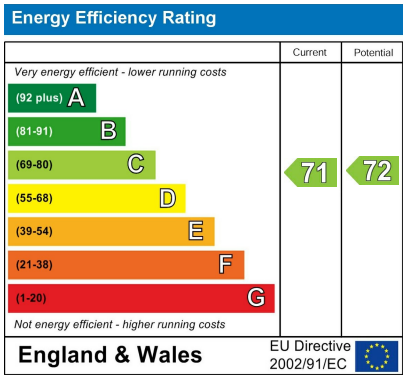
GROUND FLOOR
446 sq.ft. (41.4 sq.m.) approx.




TOTAL FLOOR AREA : 446 sq.ft. (41.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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## ENERGY PERFORMANCE GRAPHS




Council Tax Band: A

Tenure: Freehold

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 to this property. We have not carried out a detailed survey not tested the services, appliances and specific fittings. All measurements and distances are approximate only. Room sizes should not be relied upon for carpets and furnishings. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Your home is at risk if you do not keep up repayments on a mortgage or other load secured on it. Floor plans (not to scale, for illustrative purposes only)

















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