



2 Castle Lodge
Chippenham

GOODMAN WARREN BECK

2 Castle Lodge, Chippenham SN15 3YY

A one bedroom apartment within the stylish and sought after Castle Lodge development of retirement homes designed for those aged sixty plus, ideally located in the centre of the town. This well presented ground floor apartment is thoughtfully laid out. Benefits include an entrance hall with large storage cupboard, sitting/dining room, kitchen with integrated appliances, bathroom, double bedroom with built in wardrobes, double glazing and electric heating. In addition personal safety features including a lift, care and support system. On site is a large communal lounge, laundry room, guest suite and parking area. The property also benefits from a personal safety alarm system included with the service charge.

SITUATION

The development is easily accessible to numerous amenities including full medical facilities, High Street shops and independent retailers, banks, building societies, Post Office and Library. The town also offers a vibrant and colourful weekly street market and a bi-monthly farmers market, with produce from local growers and suppliers. The town is just south of the M4 motorway, giving easy access to London, Bristol and South Wales. Chippenham boasts that it is one of the West Country's most dynamic and thriving market towns, surrounded by history and nestled on the banks of the River Avon, Chippenham lies between the Marlborough Downs to the east, the Cotswolds to the north and west, and Salisbury Plain to the south. Surrounding the town are a number of picturesque villages including Lacock, Biddestone and Castle Combe. Chippenham is easily accessible by bus and rail. It is on the mainline route from London Paddington to the West Country and offers regular bus services to Bath, Trowbridge, Swindon, Calne and Devizes. Further, there is a national coach service connecting Chippenham to London, Wales, the South West, Midlands and East Anglia.

COMMUNAL ENTRANCE

Lift, corridor and entrance door to:

ENTRANCE HALL

Large storage cupboard.

SITTING/DINING ROOM

Double glazed window to front. Electric fire with feature fireplace. Night storage heater. Television point. Two telephone points. Coving. Multi paned door to:

KITCHEN

Rolled edge work surfaces with tiled splash backs and inset single bowl single drainer stainless steel sink unit. Range of drawer and cupboard units with matching wall mounted cupboards. Built-in electric hob with extractor over and eye level oven. Integrated fridge and freezer. Wall mounted electric fan heater. Coving.

BEDROOM ONE

Double glazed window to front. Night storage heater. Built in wardrobe. Telephone point. Coving.

BATHROOM

Panelled bath with shower over and screen. Vanity wash basin with cupboard under. Close coupled W.C. Mirror with courtesy light and shaver point

GOODMAN WARREN BECK

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£85,000

over. Tiling to principal areas. Coving. Electric tower heater. Wall mounted fan heater. Extractor.

OTHER FACILITIES

SAFETY CALL SYSTEM

Safety alarm system included with the service charge.

GUEST SUITE

A Guest Suite is provided for visiting relatives or friends and a charge is made for its use. Reservations are arranged via your Lodge Manager. Priority may be given to a visitor helping a sick Owner.

LAUNDRY ROOM

Communal laundry facilities, which are available to all Owners. The costs of running the laundry, including servicing and repairs, are paid for through the service charge.

OWNERS LOUNGE

The Owners lounge is for the use of all Owners as a casual meeting place or for an organised event. It is also available for private hire by Owners, on payment of a fee which is placed in the Lodge/Developments trust account. Advance notice must be given to the Lodge Manager in order to make a booking.

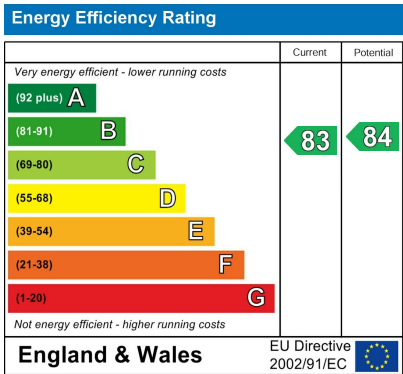
PARKING

There is no charge for parking but spaces are limited and available on a first come, first served daily basis as well as charging facility for mobility scooters. Visitors should only park if there are specially allocated marked visitors spaces. If none are available then visitors may only pick up or drop off Owners and must park off site.

DIRECTIONS

From our Office in the Market Place proceed pass the bus station and Castle Lodge will be found on the right. Turn right at the junction into Gladstone Road and after 50 yards turn right at the end of the building. This leads to the parking and entrance to the apartments.

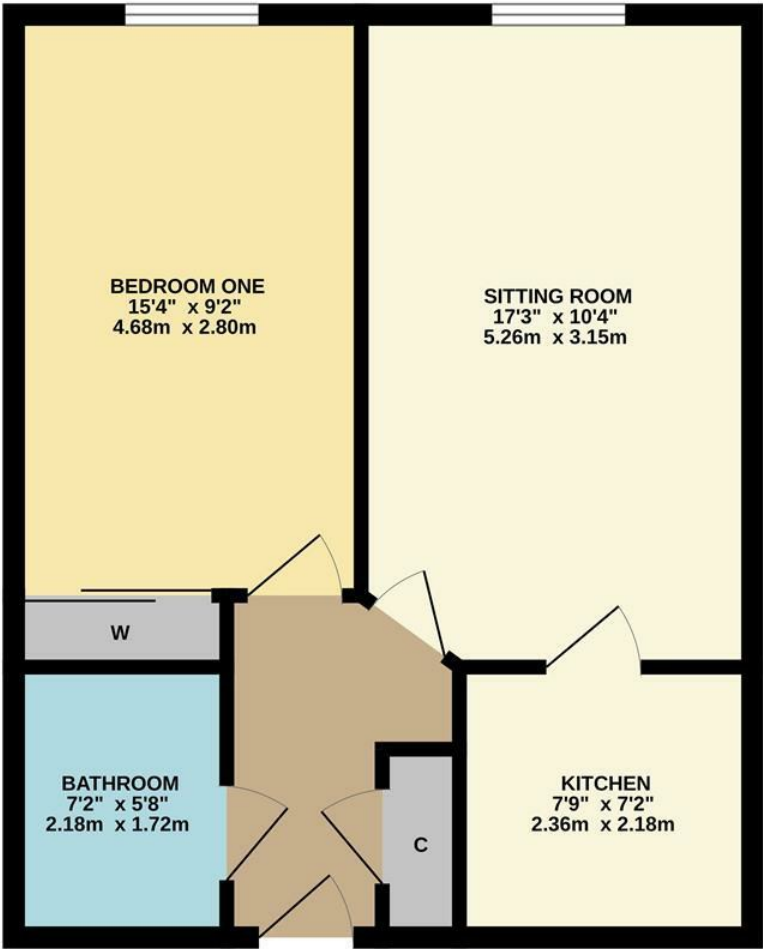
ENERGY PERFORMANCE GRAPHS



Council Tax Band: A

Tenure: Leasehold

GROUND FLOOR
476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA : 476 sq.ft. (44.2 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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