



# 43 Castle Lodge, Chippenham, SN15 3YY

**GOODMAN WARREN BECK**

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**£110,000**

A well presented top floor apartment with the benefit of its own PRIVATE BALCONY within this sought after development of retirement apartments for those aged sixty and over. Ideally located in the centre of Chippenham. The newly re-carpeted apartment comprises an entrance hall with useful storage cupboard, sitting/dining room with a door to the balcony providing pleasant outside space, modern fitted kitchen with built-in eye level oven, hob, fridge and freezer, a double bedroom with a built-in wardrobe and a modern shower room. In addition there are numerous features including a lift, care and support system, large ground floor communal lounge, laundry and guest suite.

## Situation

The development is accessible to all amenities including full medical facilities, High Street shops and independent retailers, banks and 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 Countrys 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 villages including Lacock, Biddestone and Castle Combe.

## Communal Entrance

Lift and entrance door to:

## Entrance Hall

Access to loft space. Storage cupboard housing hot water tank with light and shelving. Coving. Dado rail. Door to:

## Sitting/Dining Room

Double glazed window to front. Door to balcony. Night storage heater. Television/FM radio point. Multi paned door to:

## Kitchen

Double glazed window to front. Rolled edge work surfaces with tiled splash backs and inset single bowl single drainer stainless steel sink unit. Range of drawer and cupboard base units and matching wall mounted cupboards.

## Directions

From our Office in the Market Place proceed past 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.

Built-in eye level electric oven and hob with extractor over. Integrated fridge and freezer. Coving.

## Bedroom

Double glazed window to front. Built-in mirror front double wardrobe. Coving. Wall mounted electric heater.

## Shower Room

White suite comprising double width shower cubicle, vanity wash basin with cupboard under and close coupled WC. Wall mounted heater. Heated towel rail. Extractor fan. Tiling to the principal areas.

## Balcony

Enclosed by railed fencing with composite decking.

## Other facilities

## Residents Lounge

Large open plan area on the ground floor.

## 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.

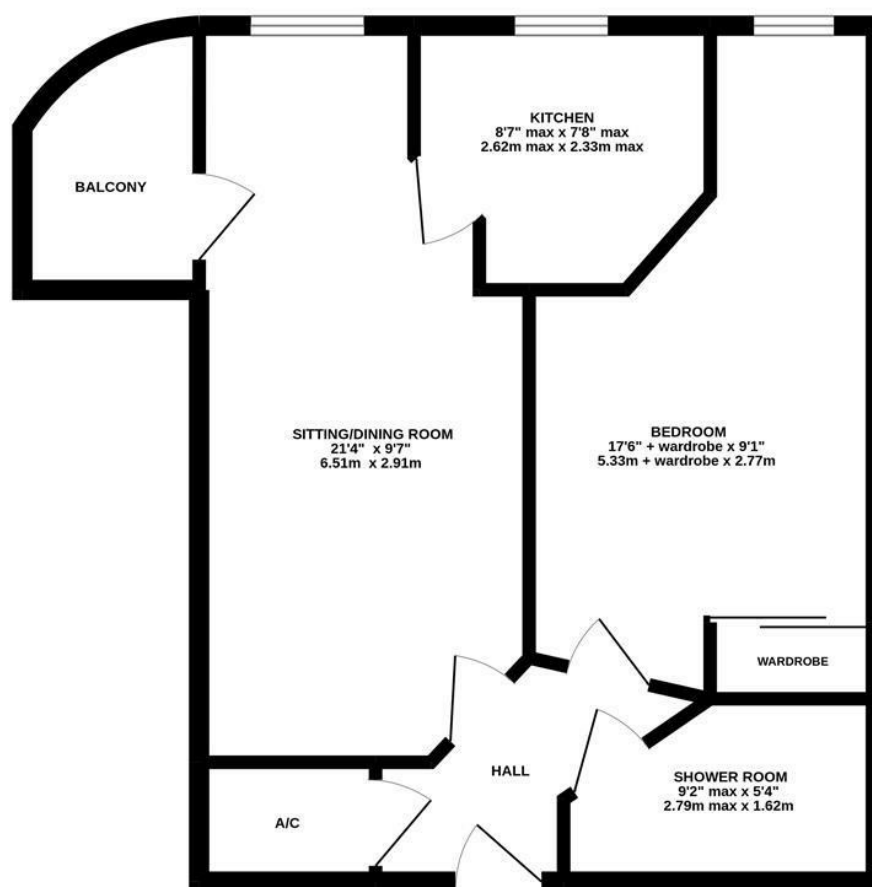
## Laundry Room

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.

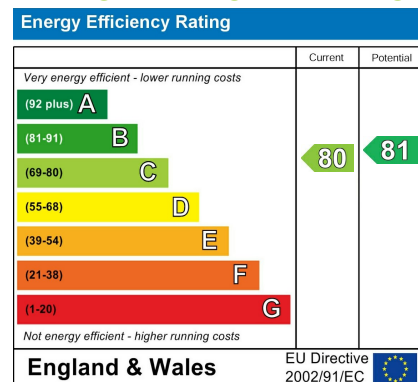
## Parking

There is a residents parking area and spaces are provided free of charge.

TOP FLOOR  
 521 sq.ft. (48.4 sq.m.) approx.



## ENERGY PERFORMANCE GRAPHS



Council Tax Band: A

Tenure: Leasehold

TOTAL FLOOR AREA : 521 sq.ft. (48.4 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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