



**Malmesbury Road  
Chippenham  
Wiltshire  
5LJ**

**Offers In Excess Of £168,000**

**bettermove** 

# Malmesbury Road Chippenham

Bettermove are proud to present this 2 bedroom retirement property in Chippenham, available with no forward chain, and welcoming over 55's only.

This property benefits from double glazing, and electric heating throughout, with allocated, and visitor parking available.

The council tax band is D.

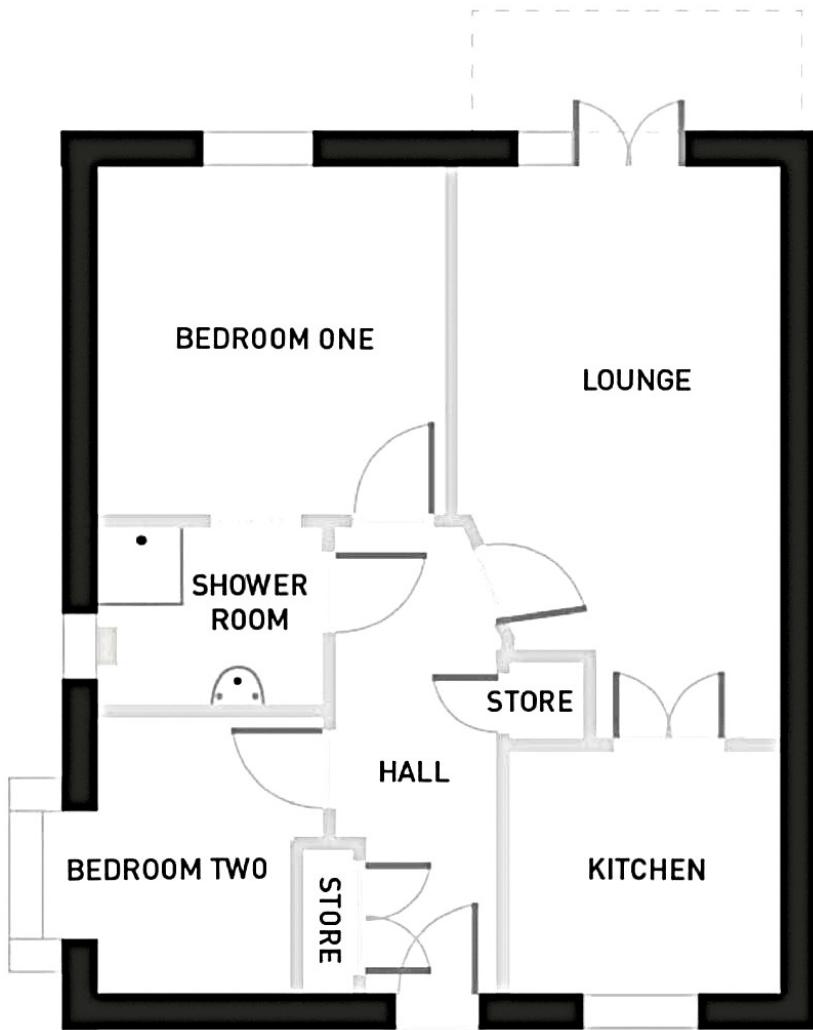
This is a leasehold property with 113 years remaining on the lease; the ground rent is £600.70 per annum, and the service charge is £8,508.00 per annum.

The interior of this beautifully presented, second floor property comprises a spacious living/dining room, leading to a private balcony, fitted kitchen, two bedrooms, and a Jack and Jill wet room. The property also boasts a number of on site facilities, including a residents lounge, restaurant, spa, swimming pool, spa, gym, snooker room and cinema, with 24 hour assistance, and regular minibus service to local supermarkets and the town centre.

Located in the popular town of Chippenham, the property is close to a range of amenities, including shops, supermarkets, restaurants, and pubs. Excellent transport links can be found from Chippenham Train Station, a variety of local bus routes, and quick access to the M4.

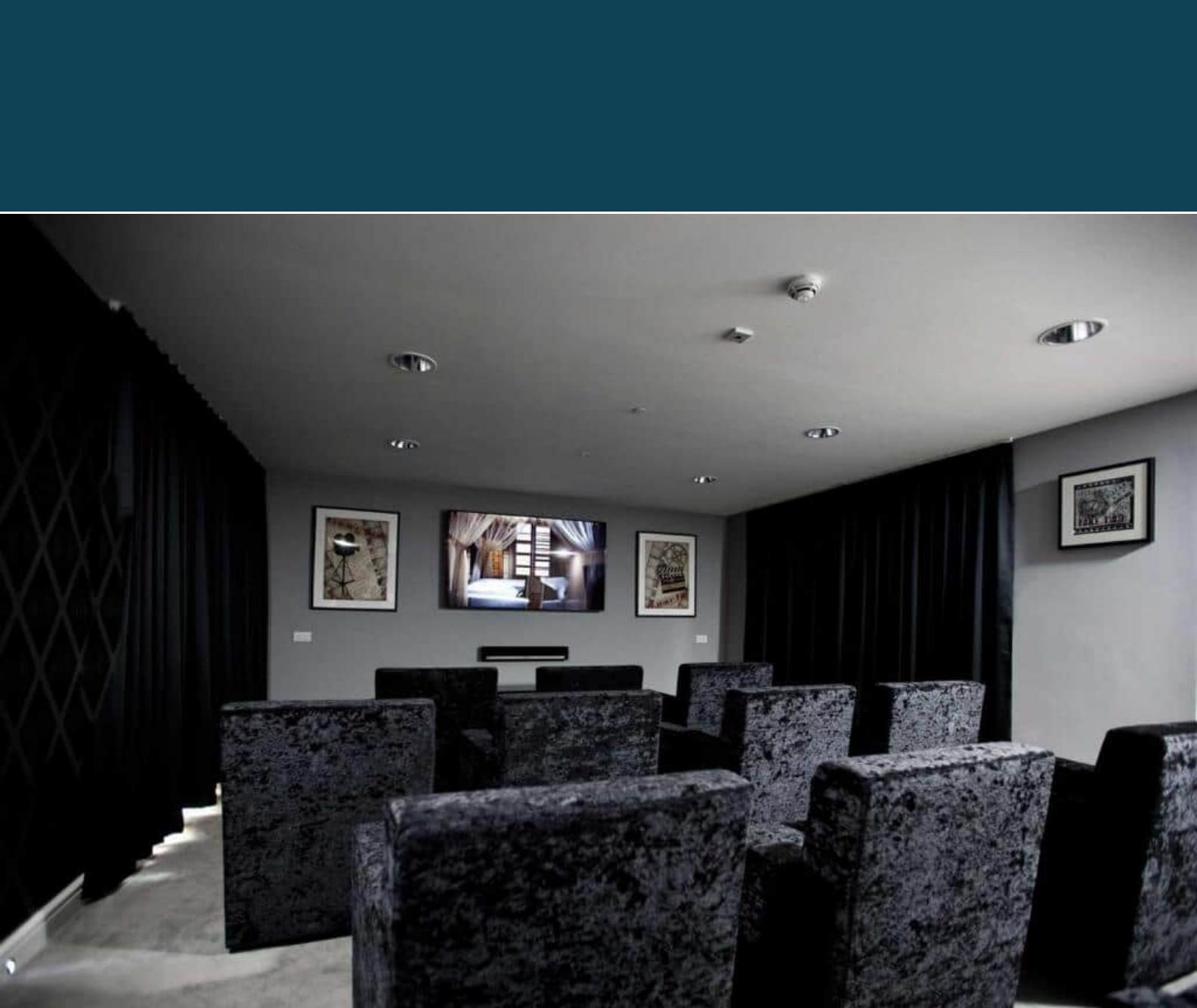
This exciting retirement property should not be missed! All enquiries can be made through Bettermove.





Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92+) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92+) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC



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