



9 The Fairways, Malmesbury Road, Chippenham, Wiltshire, SN15 5LJ

£165,000

A well presented ground floor retirement apartment located within the modern Fairways development. Situated alongside Chippenham golf club on the Northern side of the town. There is an impressive range of facilities including, restaurant, hair and beauty salon, library with IT suite, swimming pool, bowls, mini golf, snooker room, cinema, shop and gym. This property is a one bedroom located on the ground floor with living room, bathroom, fitted kitchen and patio. The main complex is served with four lifts. Further benefits include double glazing.

- **Retirement Apartment**
- **One Double Bedroom**
- **Living room**
- **Fitted Kitchen**
- **Bathroom**
- **Patio**
- **Double glazing**
- **No Onward Chain**

Entrance Hall

Front door leads into entrance hallway with built in cupboard housing hot tank, electric heater.

Living Room 15'11" x 10'06" (4.85m x 3.20m)

Double glazed patio doors to patio, fireplace, two electric heaters, door to large walk in store cupboard.



Main bedroom 12'06" x 12'01" (3.81m x 3.68m)

Double glazed window, two fitted wardrobes, electric heater.



Bathroom

Panelled bath, pedestal hand basin, W.C, electric towel rail.



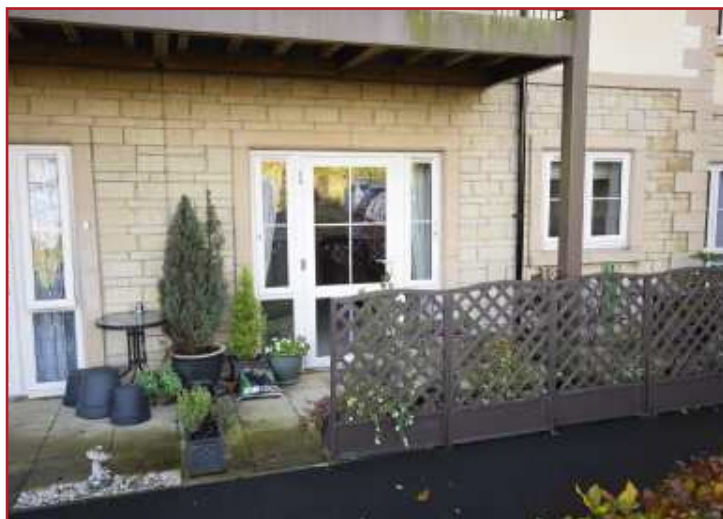
Modern Fitted Kitchen 12'07" x 6'08" (3.84m x 2.03m)

Double glazed window, laminated work tops with a range of cupboards and drawers under, also a range of cupboards over, inset stainless steel sink unit, plumbing and space for washing machine, inset electric hob with cooker hood, fitted electric oven, integrated fridge/ freezer.



Patio

Patio area.



Tenure

We have been advised that the property is Leasehold.
The following details have been provided to us by the Vendor:

Length of Lease: 125 Years

Maintenance Charges: £6063.62 / Year

Ground Rent: £300 / Year

Viewing

By prior arrangement through Kingsley Pike Estate Agents. Telephone 01249 464844.



"Local Knowledge Quality Service"

All measurements are approximate. Photography included within these sale particulars was prepared by Kingsley Pike Estate Agents in accordance with the Seller's instructions. The services, equipment, fixtures and fittings have not been tested and therefore cannot be relied upon as in working order. Room sizes should not be relied upon for carpets or furnishings.



"Local Knowledge Quality Service"

63 New Road, Chippenham, Wiltshire, SN15 1ES
T: 01249 464844 | F: 01249 709099
sales@kingsleypike.co.uk | www.kingsleypike.co.uk