



CHARLES HARDING

ESTATE AGENTS • VALUERS • PROPERTY MANAGEMENT

Drove Road
Old Town
SN1 3AU

Guide Price £125,000

Flat 1, Cirencester Court, Drove Road, Old Town, Swindon, Wiltshire, SN1 3AU

Offered with no onward chain is this GROUND FLOOR retirement apartment in the heart of Old Town. The development benefits from well maintained communal gardens with patio area and lawns along with ample parking. The property offers two bedrooms, a wet room, dual aspect lounge and kitchen. Further benefits include a communal lounge, a part time House Manager and 24 hour assisted care line support throughout the building for peace of mind.

COMMUNAL ENTRANCE: Secure door opening to communal hallway. Number 1 is located on the ground floor.

ENTRANCE: Access via key fob to automatic door. Electric radiator. Storage cupboard. Airing cupboard housing insulated hot water cylinder and dual immersion.

LOUNGE/DINING ROOM: 14'7" x 10'6" (4.45m x 3.2m)

Dual aspect windows to side and rear. Electric radiator. TV aerial point. Door to:

KITCHEN: 10'6" x 7'3" (3.2m x 2.2m)

Dual aspect windows to front and side. Kitchen comprises a range of white high gloss wall and base units. Inset 1 1/2 bowl single drainer stainless steel sink unit. Work surfaces with tiled splashbacks. 4 ring electric oven. Built in oven. Space for under counter fridge/freezer. Convector heater.

BEDROOM 1: 12'4" x 8'10" (3.76m x 2.7m)

uPVC double glazed window to rear. Electric radiator. Double built in wardrobes.

BEDROOM 2: 9'10" x 5'11" (3m x 1.8m)

uPVC double glazed window to rear. Electric radiator.

WET ROOM: Comprising electric wall mounted shower. Low level wc. Pedestal wash hand basin with chrome taps. Tiled walls. Obscure uPVC double glazed window to front. Extractor fan. Towel rail.

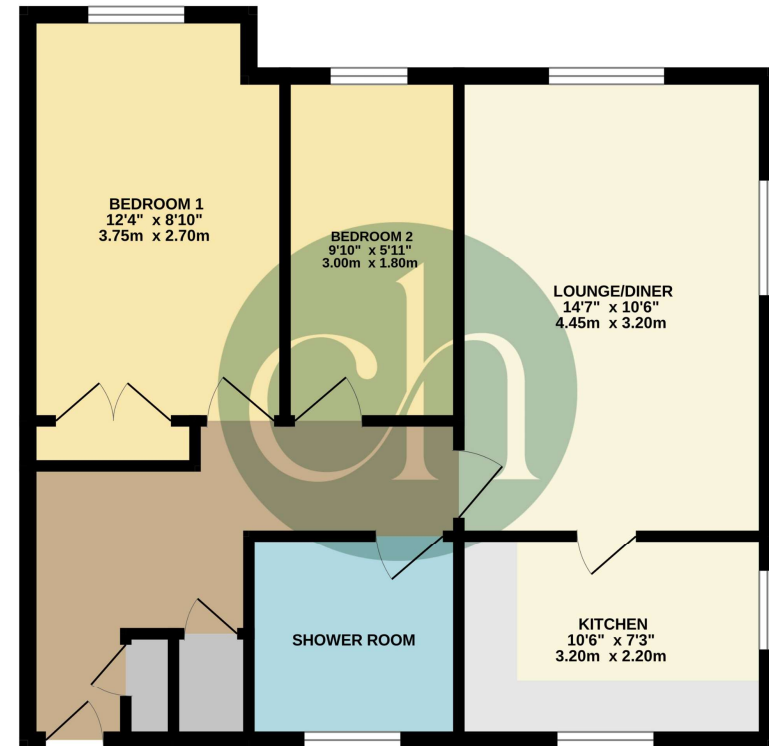
OUTSIDE: Well tended communal gardens with lawn and patio area. Parking.

NOTE: Council Tax Band: B

Service Charge confirmed at £246.90 pcm

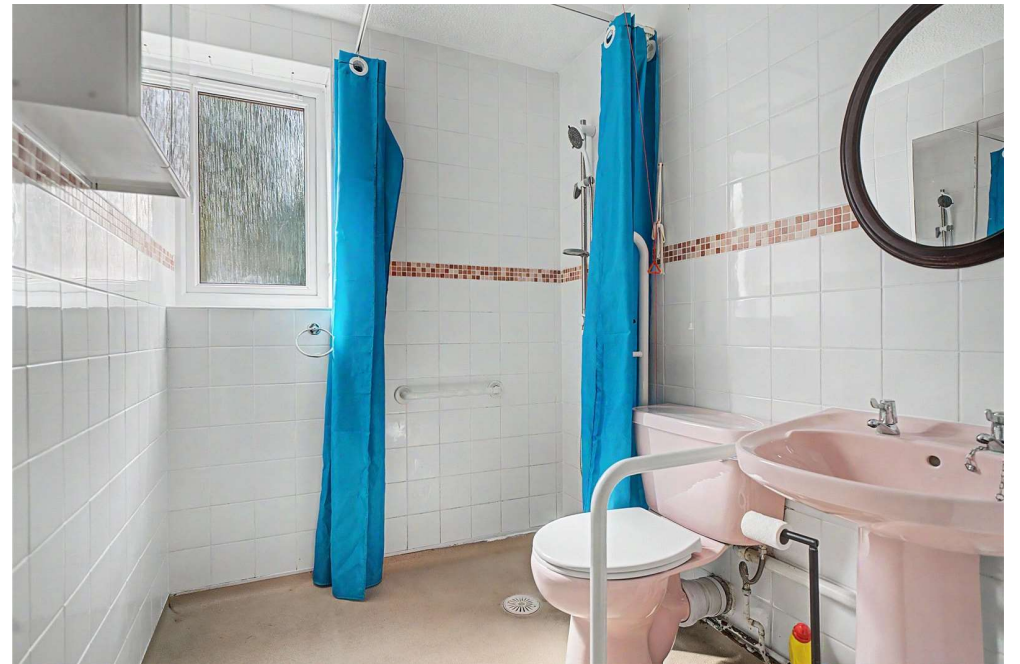
99 year lease from 1988 - 67 years remaining

GROUND FLOOR
577 sq.ft. (53.6 sq.m.) approx.



TOTAL FLOOR AREA : 577 sq.ft. (53.6 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.
Made with Metrax CS200





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

Charles Harding Estate Agents - Old Town

37 Wood Street
Old Town
Swindon
Wiltshire
SN1 4AN

T: 01793 641857

E: george@charles-harding.co.uk

www.charles-harding.co.uk



Charles Harding Estate Agents Ltd. Registered in England and Wales.
Registered Office: 37 Wood Street, Old Town, Swindon, SN1 4AN

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.