



Moovahome.co.uk

Goddard Court, Cricklade Street, Swindon, SN1 3LW
£99,999

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Larger than average, recently redecorated , over 60s apartment - For Sale with NO ONWARD CHAIN!

Moovahome are pleased to offer this spacious FIRST FLOOR apartment situated within this prominent location in the heart of Old Town, with level walking access to many local amenities. The home has been recently redecorated and benefits from a newly fitted, modern kitchen and stunning views of Christ Church. Communal space for companionship and sold with no chain. Parking is also available.

This development, built in 2020 by McCarthy & Stone offers lift and stairs access to the first floor with panelled door to: hall, c.21' sitting / dining room, kitchen, spacious double bedroom and bathroom. Features include double glazing and the development offers a communal lounge and kitchen area/laundry room. The development has a communal garden and guest flat that can be secured for overnight visitors by families.

Room Sizes

Lounge/Dining Room - 6.24m x 4.34m

Kitchen - 3.12m x 2.03m

Bathroom -

Bedroom - 5.00m x 2.95m

Lease Details

Council Tax D

Ground Rent £175 every 6 months

Service Charge £1263 yearly

125 year lease from 2001. 101 years remaining

Only other charges are electric (there's no gas in the building), phone and contents insurance. Service charge includes window cleaning, water rates, building insurance, as well as onsite property manager (5 mornings a week), safety checks, fire alarms etc.



A floor plan of a 1-bedroom apartment. The layout includes a large SITTING/DINING ROOM on the left, a KITCHEN at the top center, a SHOWER ROOM at the bottom center, and a BEDROOM on the right. A central HALLWAY provides access to the kitchen, shower room, and bedroom. The shower room contains a bathtub, toilet, and sink. The bedroom features a built-in wardrobe and an A/C STORAGE unit. The kitchen has a sink and a refrigerator. The sitting/dining room is an open area. The hallway is a narrow passage connecting the main rooms.

A large, three-story brick building with a central entrance and a large garage opening on the left. The building has multiple windows and a dark roof. A car is parked on the street to the right.

- | Energy Efficiency Rating | | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | 72 | 78 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
- England, Scotland & Wales
- EU Directive 2002/91/EC
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Sales: Moovahome is a trading name of Moovahome Ltd.
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