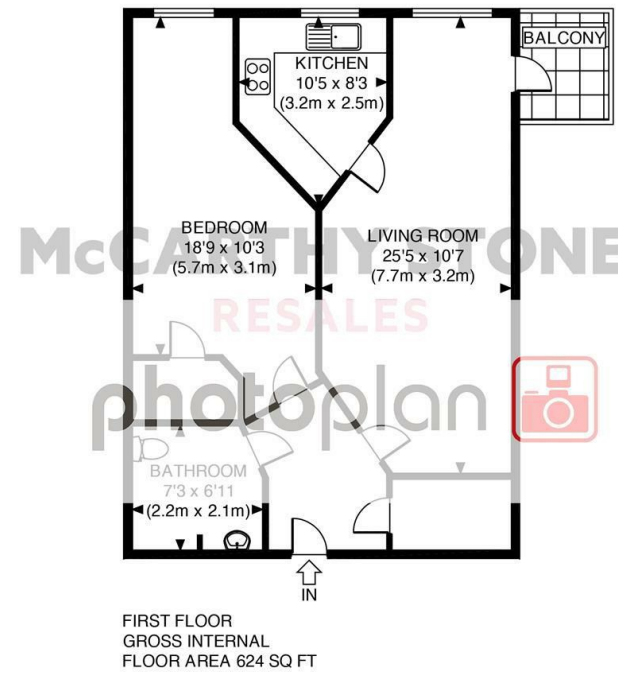


McCARTHY STONE RESALES

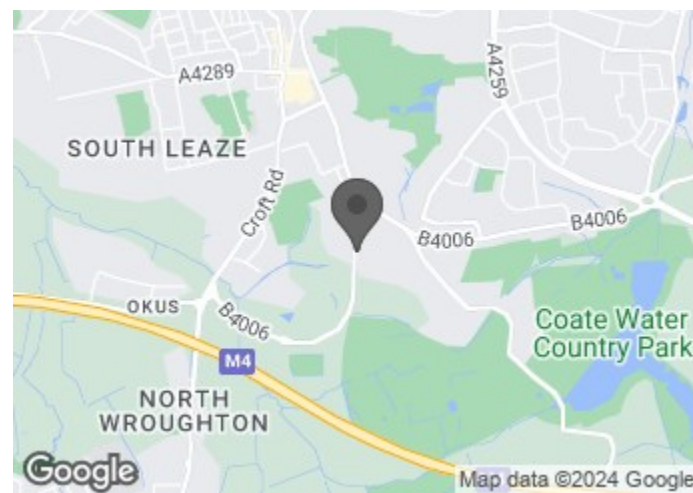
61 GILBERT PLACE
LOWRY WAY, SWINDON, SN3 1FX



APPROX. GROSS INTERNAL FLOOR AREA 624 SQ FT / 58 SQ M
Ref: - 131223 Copyright **photoplan**

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

COUNCIL TAX BAND: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



McCARTHY STONE RESALES

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A bright and spacious one bedroom, corner retirement apartment situated on the third floor with A NORTH FACING BALCONY. Gilbert Place has an onsite restaurant service delicious meals daily. ONE HOUR OF DOMESTIC ASSISTANCE INCLUDED PER WEEK.

PRICE REDUCTION

ASKING PRICE £250,000 LEASEHOLD

For further details, please call **0345 556 4104**

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GILBERT PLACE, LOWRY WAY, SWINDON,

1 BEDROOMS £250,000

LOCAL AREA

This development is conveniently located for all amenities available in the bustling town of Swindon, including a Morrisons and a Matalan. In 2.6 miles, you can reach both The Designer Outlet and Brunel Shopping Centre. Here you'll find a huge range of major brands, restaurants and cafés. If you love the great outdoors, Coate Water Country Park and Lawns Park can be reached in 1.6 miles. Featuring meadows, lakes and woodlands, they provide the perfect place for a refreshing stroll.

Getting around both locally and further afield is simple, with regular bus services and transport links accessible nearby. In addition to this, Swindon train station is a 20-minute bus trip from this development and offers links to Bristol, Newbury, Gloucester and London while the M4 can be reached in under half an hour.

If you love the great outdoors, Coate Water Country Park and Lawns Park can be reached in 1.6 miles. Featuring meadows, lakes and woodlands, they provide the perfect place for a refreshing stroll

RETIREMENT LIVING PLUS

Exclusive to the over 70s, you'll enjoy your own private apartment with thoughtful assisted living services on your doorstep, including a subsidised restaurant and optional personal care packages.

ENTRANCE HALLWAY

The front door with a spy hole leads to the

spacious entrance hall where the 24-hour Tunstall emergency response system is situated. From the hallway there is a door to a storage cupboard/airing cupboard. Illuminated light switches and smoke detector. Security door entry system. Doors lead to living room, bedroom and bathroom.

LIVING ROOM

An impressively large, bright living room in a lovely, airy corner position. A double glazed opening doors leads onto a north facing balcony overlooking the communal grounds. There is ample room for both a dining area and a sitting room area. TV point with Sky+ connectivity (subscription fees may apply). Telephone point. Spot ceiling lights. Raised electric power sockets. A partially glazed door leads to a separate kitchen.

KITCHEN

A bright and modern kitchen with a double glazed window overlooking the communal grounds. This kitchen has a wide range of quality appliances, including waist height oven, ceramic hob and integral fridge/freezer. Everything is laid out to make cooking and cleaning as effortless as possible.

BEDROOM

The large double bedroom has a built-in wardrobe with plenty of hanging and storage space. TV and telephone point, raised power sockets, and an emergency pull-cord.

BATHROOM

This purpose built wet room comprises a walk

in shower with fitted curtain and grab rails, vanity unit wash hand basin, and WC. The smart wall mounted cupboards and mirrored, illuminated medicine cabinet provide generous useful storage space. Wall mounted heated towel rail, non-slip flooring, emergency pull-cord.

SERVICE CHARGE

- 24-Hour on-site staffing
- 1 hours domestic assistance per week
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge is £9,603.24 for the financial year ending 29/02/2024. The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please please contact your Property Consultant or Estate Manager.

LEASE INFORMATION

999 years from 1st Jan 2021.
Ground rent: 435 per annum
Ground rent review: 1st Jan 2036

ADDITIONAL INFORMATION & SERVICES

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

