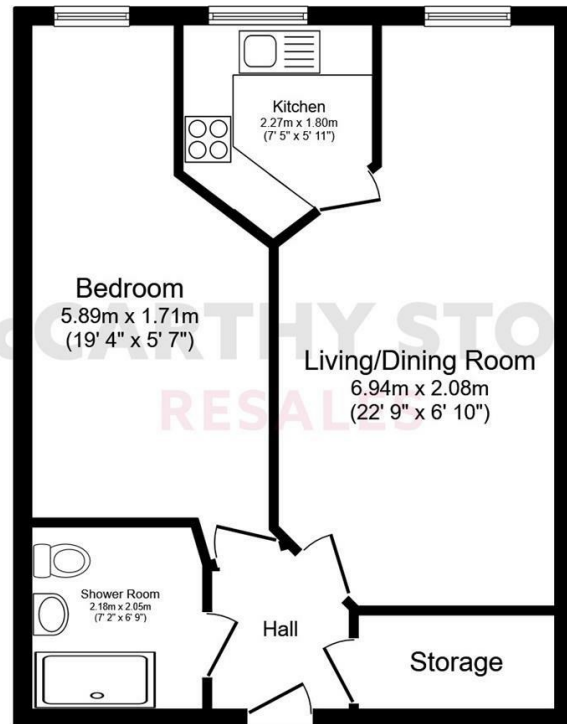


23 Blunsdon Court

Lady Lane, Swindon, SN25 2NA



Total floor area 51.1 m² (550 sq.ft.) approx

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Council Tax Band: D



| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|-----------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | 82 | 82 |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | EU Directive 2002/91/EC | | |

Asking price £210,000 Leasehold

A very well presented, one bedroom retirement apartment situated on the first floor.

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



Call us on 0345 556 4104 to find out more.

Blunsdon Court, Lady Lane, Swindon, SN25

2NA

Summary

Constructed in 2015 by renowned retirement home specialists McCarthy and Stone, Blunsdon Court is a popular development of just 24 apartments. This is a 'retirement living' development providing a lifestyle living opportunity for the over 60's and designed specifically for independent living with the peace-of-mind provided by the support of our excellent House Manager who will oversee the smooth running of the development.

Additionally, all apartments are equipped with a 24-hour emergency call facility and sophisticated intercom system providing both a visual and verbal link to the main development entrance. There is also a guest suite widely used by visiting family and friends for which a there is a charge of £25 per night. The development's communal facilities include a home owners' lounge, laundry, scooter store and attractive landscaped gardens.

Excellent shopping facilities are available at nearby Orbital Retail Park, and the Blunsdon Arms Public House adjacent to the development provides a very convenient location for socialising and eating out.

Entrance Hallway

Of a good size, having a solid oak-veneered entrance door with spy-hole, security intercom system that provides both a visual (via the home owner's TV) and verbal link to the main development entrance door. Emergency pull

cord, walk-in boiler cupboard with light and shelving housing the Gledhill boiler supplying domestic hot water and underfloor heating and the concealed 'Vent Axia' heat exchange unit. Doors lead to the bedroom, cloakroom and living room.

Living Room

A bright and airy room with a double glazed window allowing plenty of natural light. There is space for a dining table and chairs, and a feature glazed panelled door leads to the kitchen.

Kitchen

Double-glazed electronically operated window. Excellent range of maple effect fitted wall and base units with contrasting laminate worktops and incorporating a stainless steel inset sink unit. Integrated appliances comprise; a halogen hob with stainless steel chimney extractor hood over, integrated oven and concealed fridge and freezer. Extensively tiled splashbacks and tiled floor.

Bedroom

A spacious double bedroom, boasting ample storage to include both a built in double wardrobe, as well as a large walk in wardrobe with auto light, shelving and hanging space.

Car Parking

Car parking is available with a yearly permit at a charge of around £250 per annum for which there may be a waiting list.

1 bed | £210,000

Lease Information

Lease length: 125 years from 1st Jan 2015
Ground rent: £495 per annum
Ground rent Review: 1st Jan 2030

Service Charge (breakdown)

- 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
- Exterior property maintenance and gardening.

Service Charge is £3,592.17 per annum (for financial year ending 30/09/2025). The service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or House Manager.

Additional Information & Services

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

