

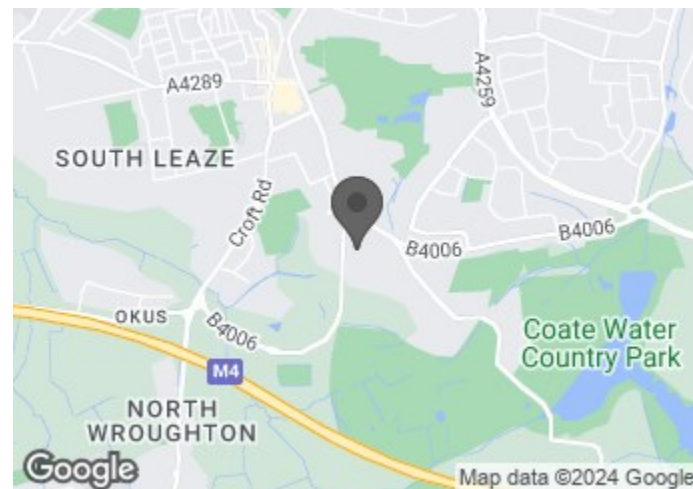
Total floor area 75.0 m<sup>2</sup> (807 sq.ft.) approx

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) <b>A</b>			
(81-91) <b>B</b>		<b>87</b>	<b>87</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

## McCARTHY STONE RESALES

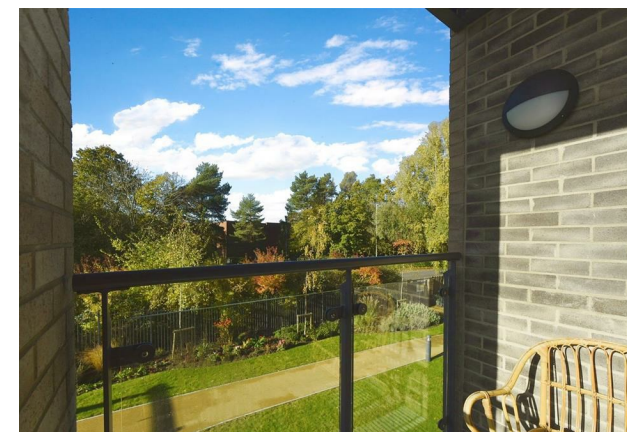
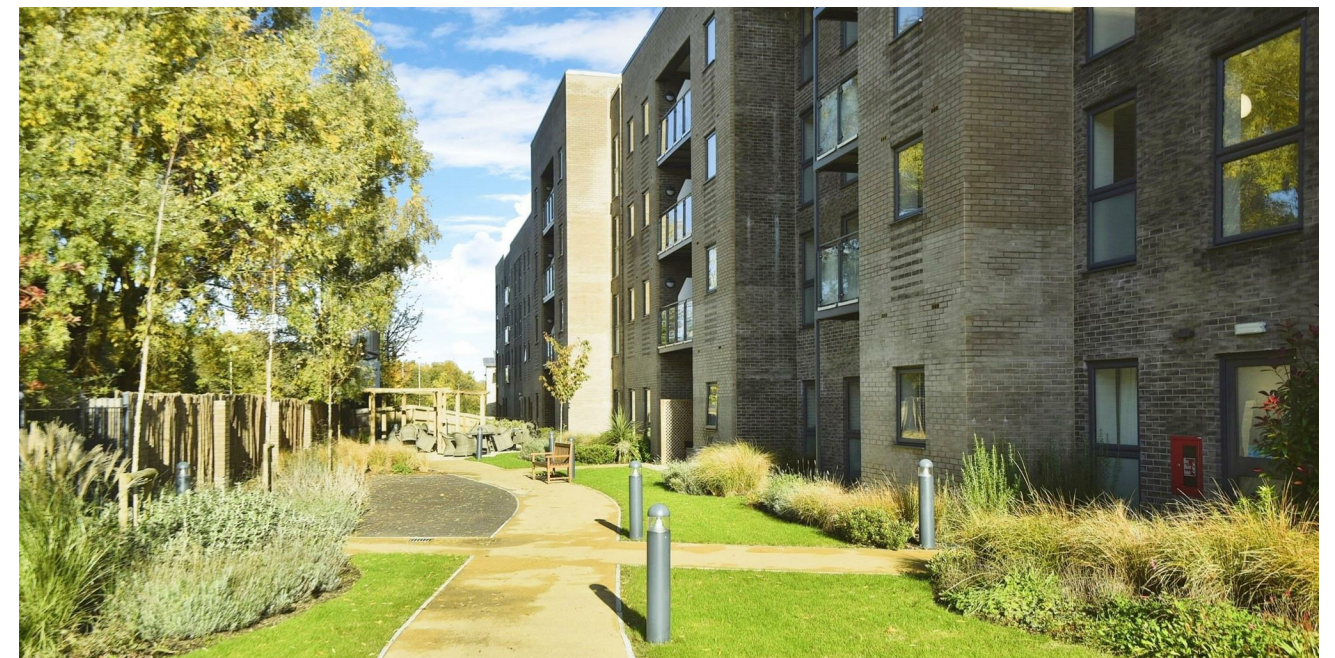
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## McCARTHY STONE RESALES

### 15 GILBERT PLACE LOWRY WAY, SWINDON, SN3 1FX



Presented in immaculate condition, A BRIGHT & AIRY two bedroom Retirement Living PLUS apartment situated on the first floor, with a WALK OUT BALCONY which boasts a very PLEASANT OUTLOOK ~Built & Managed by McCarthy Stone.

### ASKING PRICE £375,000 LEASEHOLD

For further details, please call **0345 556 4104**  
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

# GILBERT PLACE, LOWRY WAY, SWINDON, WILTSHIRE, SN3 1FX

## RETIREMENT LIVING PLUS

Gilbert Place is a McCarthy Stone Retirement Living PLUS development, exclusive to the over 70s. Here you'll enjoy your own private apartment, while having thoughtful assisted living services on your doorstep.

When you don't feel like cooking, you can visit the on-site bistro style restaurant for carefully selected menus and freshly prepared hot food.

There is also a delightful communal lounge where you can catch up with your guests and friends, or take part in the social activities and events taking place. Whatever level of involvement that you'd like is completely up to you.

If you have family and friends visiting from afar, there is a wonderful guest suite on site which they can book to stay in.

For peace of mind, the development has a secure door entry system and a 24/7 emergency call system. As well as being able to provide personal care packages for those who may need a little more support.

There is parking available to residents with extra space for guests, while a scooter store and cycle store provide additional travel options.

## 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.

## ENTRANCE HALLWAY

Front door with spy hole leads to the entrance hall. The 24-hour Tunstall emergency response pull cord system, illuminated light switches, smoke detector, wall mounted thermostat and apartment security door entry system with intercom are all situated here. From the hallway there is a door to a walk-in storage/airing cupboard. Further doors lead to the living room, bedrooms, guest cloaks/WC and wet room.

## LIVING ROOM

Wonderfully bright and airy living room, complemented by a double glazed patio door which opens onto a walk-out balcony, boasting a wonderful view and having space for a small bistro set. The room has a telephone point, TV point (with Sky/Sky+ capabilities) and plenty of raised height power sockets. A part glazed door leads into the separate kitchen.

## KITCHEN

A modern fitted kitchen with a range of base and wall units with under counter lighting. An electronically operated UPVC double glazed window sits above a single sink and drainer unit which has a mixer tap. Integrated electric oven and ceramic four ringed hob with extractor hood above. Integral fridge, freezer and dishwasher. Central ceiling light fitting and wood effect flooring.

## BEDROOM ONE

This spacious double bedroom benefits from a full height window letting in plenty of light, with a central ceiling light, TV and phone point and emergency response pull cord. The room also has a large walk-in wardrobe housing rails and shelving.

## 2 BED | £375,000

## WET ROOM

Full wet room with anti-slip flooring, tiled walls and fitted with suite comprising; level access shower, low level WC, vanity unit with wash basin and mirror above. Emergency pull cord.

## BEDROOM TWO

This second spacious double bedroom, which could alternatively be used as a separate dining room, study or hobby room, benefits from a full height window letting in plenty of light. Central ceiling light, TV and phone point and emergency response pull cord.

## GUEST CLOAKS/WC

Accessed from the hall and boasting a low level WC and vanity unit with inset wash hand basin.

## PARKING SPACE

This property is being sold with a freehold parking space, included in the apartment price, which was purchased by the original owners at an additional cost.

## FIXTURES AND FITTINGS

All curtains, blinds and ceiling light shades will be included in the sale.

## SERVICE CHARGE (BREAKDOWN)

- 24-Hour on-site staffing
- 1 hour 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 £13,082.93 for the financial year ending 28/02/2025. 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 contact your Property Consultant or Estate Manager.

## LEASE INFORMATION

999 years from 1st Jan 2021

