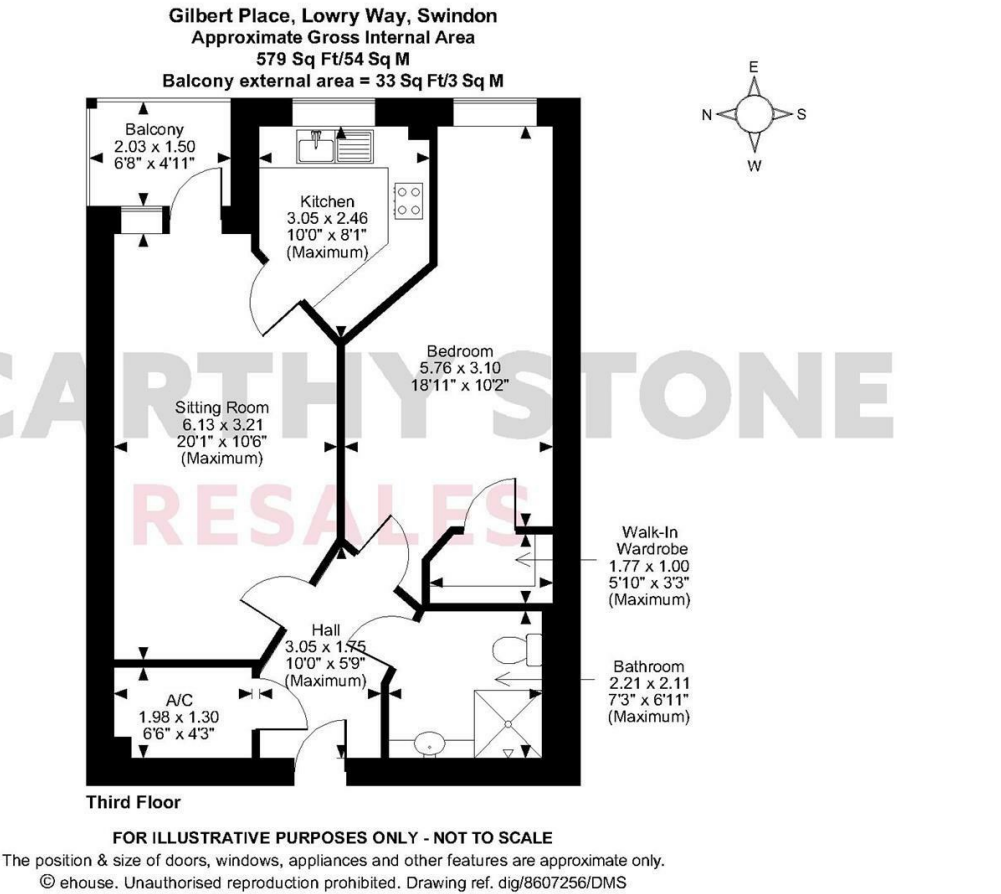
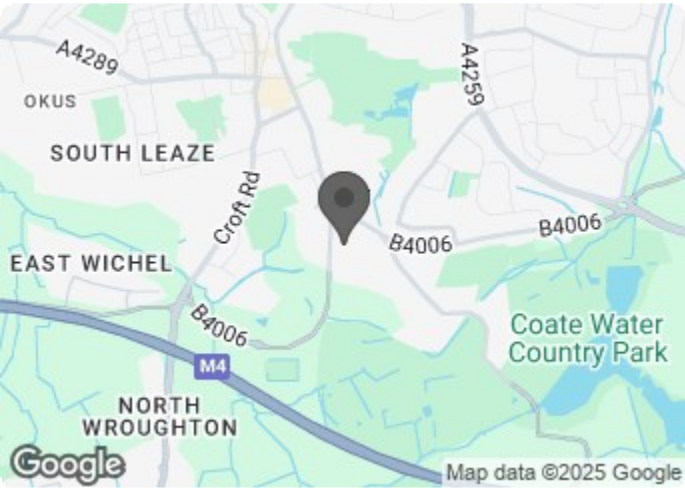


48 Gilbert Place

Lowry Way, Swindon, SN3 1FX



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 | | |
| England & Wales | EU Directive 2002/91/EC | |



Asking price £265,000 Leasehold

A beautifully bright and spacious east facing, one bedroom retirement apartment situated on the third floor with a balcony. ONE HOUR OF DOMESTIC ASSISTANCE INCLUDED PER WEEK.

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.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

Gilbert Place, Lowry Way, Swindon, Wiltshire, SN3 1FX

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

Gilbert Place

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, their 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.

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 and bright living room benefiting from double glazed opening doors that lead onto a east 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.

Bedorom

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

1 bed | £265,000

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 £9,727.05 for year end 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 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

