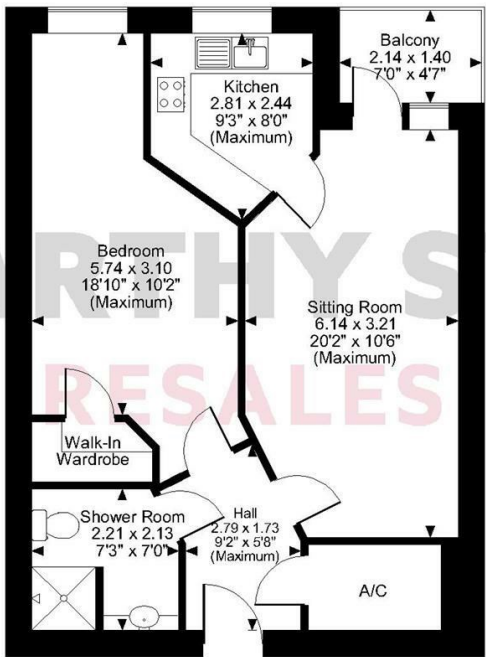


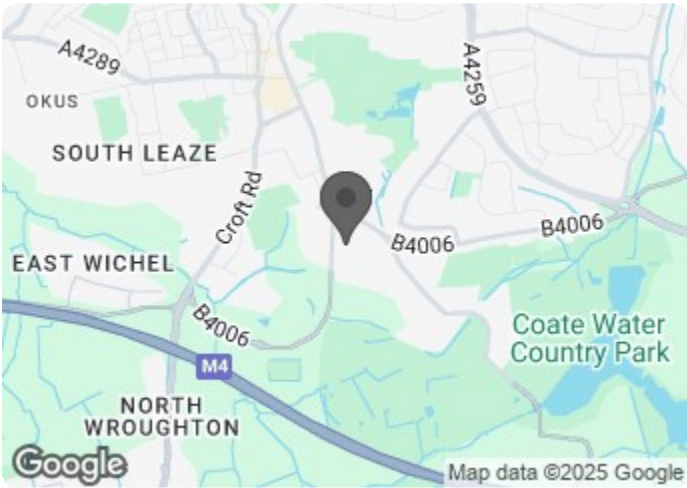
Gilbert Place, Lowry Way, Swindon  
Approximate Gross Internal Area  
583 Sq Ft/54 Sq M  
Balcony external area = 32 Sq Ft/3 Sq M



Third Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	86	86
(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		
England & Wales	EU Directive 2002/91/EC	

## 65 Gilbert Place

Lowry Way, Swindon, SN3 1FX



## Asking price £270,000 Leasehold

A bright and spacious one bedroom, retirement apartment with a BALCONY OVERLOOKING THE GROUNDS. Gilbert Place has an onsite restaurant serving delicious meals daily. 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.



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

## Local Area

Gilbert Place is conveniently positioned, enabling the new owner to access the full range of amenities that Swindon has to offer. There is a Waitrose supermarket just two miles away and the Swindon Designer Outlet, that includes a John Lewis, restaurants and cafes, is a little over two and a half miles away. For those seeking open space and a taste of the countryside, Coate Water Country Park and Lawns Park are just over a mile and a half distance.

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.

## Retirement Living PLUS

'Exclusive to the over 70s is an assisted living service, this includes a subsidised restaurant and a variety of optional personal care packages. In addition, Gilbert Place has a library, beauty room, guest room, laundry – equipped with washing machines and tumble dryers and an electric scooter storage area. There is a weekly film night, games evenings, exercise classes and pastries and papers on a Sunday. Also on site is a well stocked convenience store.

## Entrance hallway

The front door of the apartment, with its



security spy hole, leads to a spacious hall, where the 24-hour Tunstall emergency response system is situated, together with a smoke detector and illuminated light switches. Leading from the hall are the doors to the storage/airing cupboard, wet room, bedroom and living room.

## Living room

The living room is large, bright and airy, with a double glazed door opening onto a balcony that overlooks the grounds to the hills and countryside beyond. There is sufficient space to create both sitting and dining areas if required. The room is fitted with a TV point and Sky+ connectivity (subscription fees may apply), telephone point, spot ceiling lights and raised electric power sockets. A partially glazed door leads from the living room to the kitchen.

## Kitchen

The kitchen is bright and modern with a double glazed window that overlooks the communal grounds, and offers views to the countryside and hills beyond. It is fitted with a range of quality appliances including a waist height oven, ceramic hob and integral fridge/freezer. The room is designed 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. The room is fitted with a TV and telephone point, raised power sockets and an emergency pull cord.



# 1 bed | £270,000

## Bathroom

The purpose built wet room is comprised of a walk in shower with fitted curtain and hand rails, a vanity unit with hand basin and fitted cupboards, and a WC. The room also includes a heated towel rail, non slip flooring and an 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 the financial year ending 30/04/2025. 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

Fitted carpets, curtains and blinds are included in the sale price

