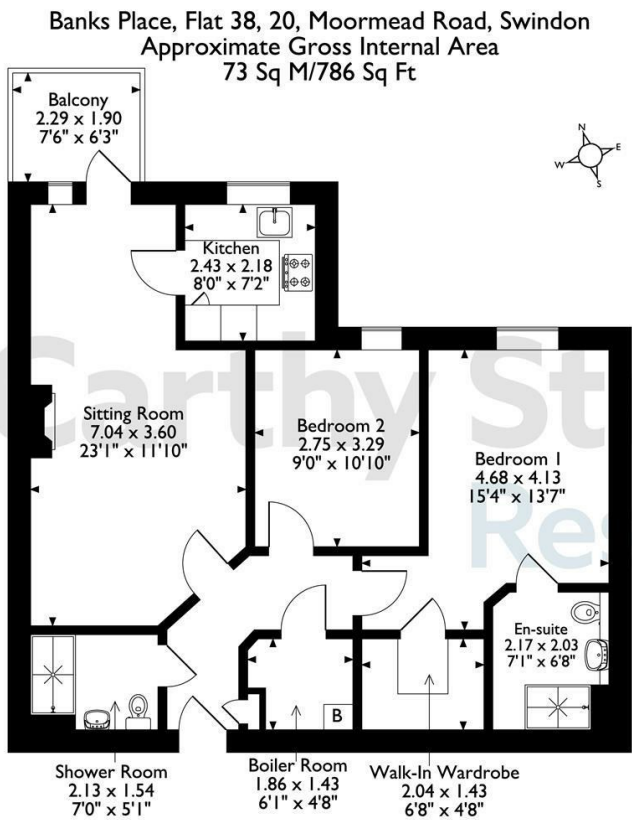


38 Banks Place

Moormead Road, Wroughton, Swindon, SN4 9BJ



The position & size of doors, windows, appliances and other features are approximate only.  
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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	83	83
(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 £340,000 Leasehold

Very well presented first floor, two bedroom retirement apartment. Walk out balcony accessed from the dual aspect living room and master bedroom with en-suite & walk in wardrobe.

\*Energy Efficient \* \*Pet Friendly\*

Call us on 0345 556 4104 to find out more.

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

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.





# Banks Place, Moormead Road, Wroughton, SN4 9BJ

**Banks Place**  
Banks Place is a ‘Retirement Living’ development providing an independent living opportunity for those over 60 years of age with the peace-of-mind provided by the day-to-day support of our excellent House Manager who oversees the smooth running of the development. All apartments are equipped with a 24-hour emergency call facility and a sophisticated intercom system providing both a visual and verbal link to the main development entrance. The development enjoys excellent communal facilities including a fantastic homeowners lounge, beautiful landscaped gardens, a scooter store and parking available by annual permit for which there is a charge of around £250. There is also a super guest suite widely used by visiting family and friends for which a small charge per night applies.

It’s so easy to make new friends and to lead a busy and fulfilled life at Banks Place; there is always a variety of regular activities to choose from including; coffee mornings, film and quiz nights, carpet bowls. Whilst there is something for everyone there is certainly no obligation to participate and home owners can of course remain as private or involved as they wish.

**The Local Area**  
Constructed in 2018 by multi award-winning retirement developer McCarthy Stone, Banks Place occupies a quiet location yet is very conveniently positioned with a just few minutes walk of the excellent facilities of this sought-after village location.

The Ellendune Shopping centre is located just over half a mile from the new development offering a range of convenience shops including Tesco Express. There’s also a local café, butchers and a range of restaurants to choose from. For everyday shopping there’s a Co-Op store located just moments away and a Waitrose supermarket is 2 miles from Banks Place. The village also boasts a doctors, dentists, florist and a local hospital. Wroughton village is conveniently located within easy reach of Swindon city centre, which is easily accessible via a regular bus service for which there is a bus stop located just outside the development. Whilst junctions 15 and 16 of the M4 are around 4 miles away.

**Living Room**  
A spacious room with double glazed patio door leading out onto the walk out balcony. A modern electric fireplace creates a

pleasant focal point. There is ample room for dining and comfortable seating.

**Balcony**  
Large enough for a small table and chairs, this is a lovely place to sit out and relax whilst overlooking the local allotment.

**Kitchen**  
Quality range of high gloss fitted units with under unit lighting having contrasting worktops and matching upstands and incorporating a stainless steel inset sink unit. Integrated appliances comprise; four-ringed hob with a contemporary glass splash panel and stainless steel chimney hood over, waist-level oven, concealed fridge, freezer. Ceiling spot light fitting and tiled floor.

**Master Bedroom**  
An excellent double bedroom with walk-in wardrobe with auto-light, hanging rails and shelving.

**En-Suite Shower Room**  
Modern white suite comprising; walk in shower with both 'raindrop' and conventional shower heads and a glazed screen, back-to-the wall WC with concealed cistern, vanity wash-basin with cupboard unit below and mirror with integral light above. Heated ladder radiator, ceiling spot lights, extensively tiled walls and floor.

**Bedroom Two**  
A further double bedroom that could alternatively be used as a separate dining room/study.

**Shower Room**  
Modern white suite comprising; corner shower cubicle with both 'raindrop' and conventional shower heads and a glazed screen, back-to-the wall WC with concealed cistern, vanity wash-basin with cupboard unit below and mirror with integral light above. Heated ladder radiator, ceiling spot lights, extensively tiled walls and floor.

**Parking**  
Car parking is available with a yearly permit at a charge of around £250 per annum (subject to availability).

**Lease Information**  
Lease: 999 Years from 1st Jan 2018  
Ground rent: £495 per annum  
Ground rent review: 1st Jan 2033

## 2 bed | £340,000

**Service Charge**  
What your service charge pays for:

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Service Charge: £3,793.66 per annum (up to financial year end 31/03/2026).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to. (Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

- Additional Information & Services**
- Full Fibre Broadband available
  - Mains water and electricity
  - Electric room heating
  - Mains drainage

**Moving Made Easy**  
Moving is a huge step, but don’t let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.

- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

