

## 11 Goddard Court

Cricklade Street, Swindon, Wiltshire, SN1 3LW



**PRICE: Offers in Excess of  
£60,000**

**Lease: 125 years from 2001**

### Property Description:

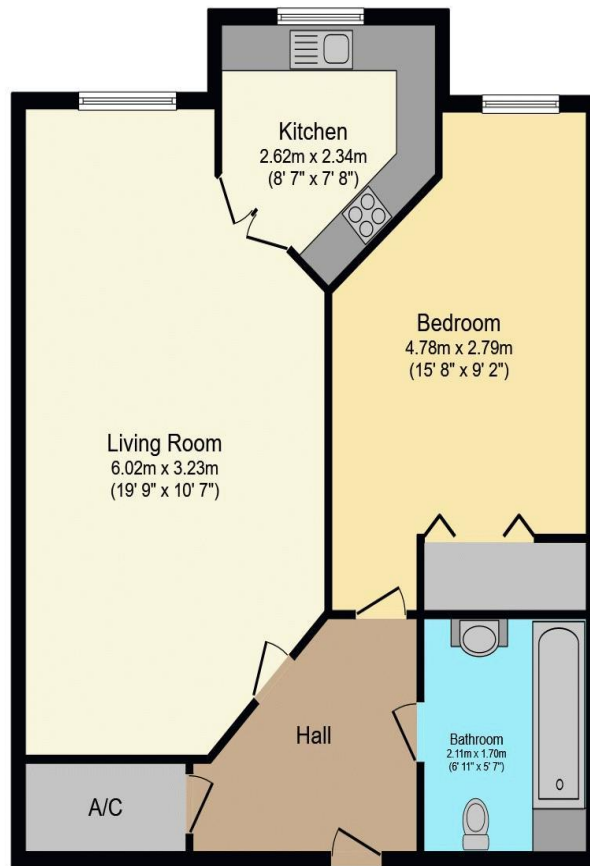
#### **A ONE BEDROOM RETIREMENT APARTMENT LOCATED ON THE FIRST FLOOR - FURNITURE AND FIXTURES/FITTINGS INCLUDED**

Goddard Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 35 properties arranged over 3 floors each served by lift. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years or in the case of a couple one must be over 60 and the other can be over 55 years. Please speak to our Property Consultant if you require information regarding event fees that may apply to this property.

- Residents' lounge
- Communal Laundry & Guest Suite
- 24 hour emergency Appello call system
- Camera door entry system
- Minimum Age 60
- All fixtures fittings and furniture is included with the sale of the flat.
- Visiting part-time Development Manager Monday-Friday
- Lift to all floors



**For more details or to make an appointment to view, please contact  
Millie & Carla**



Total floor area 87.9 sq.m. (946 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	77	78
(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, Scotland & Wales		EU Directive 2002/91/EC	

**For Financial Year Ending:**

**31/08/2025**

**Annual Ground Rent:**

**£350.00**

**Ground Rent Period Review:**

**2025**

**Annual Service Charge:**

**£3,059.62**

**Council Tax Band:**

**C**

**Event Fees:**

**1% Transfer**

**1% Contingency**

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.