

## **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  
Lease 125 years from 2001

**For more details or to make an appointment to view, please contact  
Miss Kalise Bucknell**

## ACCOMMODATION

Front door with security spy hole leads to the All fixtures fittings and furniture is included with the sale of the flat.

## ENTRANCE HALL

Emergency intercom and security door entry system, intruder alarm, smoke detector. Ceiling light point. Power point. Electric night storage heater.

## LIVING ROOM

Double glazed window. Cupboard housing shelving, fuse box and electric meters, immersion heater. Electric night storage heater. Power points to include TV/FM radio aerial point. Two ceiling light points. Emergency pull cord. Telephone point. Fireplace. Double doors with glazed panels lead to the:

## KITCHEN With Window

Tiled and fitted with a range of wall and floor cupboards. Stainless steel sink with single drainer and working surfaces. Power points. Fitted four ring electric hob with overhead extractor hood and separate electric fan assisted oven. Space for refrigerator and freezer. Ceiling light point. Wall mounted electric heater. Emergency pull cord.

## BEDROOM

Built in wardrobe with folding mirror doors. Electric night storage heater. Power points. Emergency pull cord. Ceiling light points. Telephone point.

## SHOWER ROOM

Tiled and fitted with suite comprising shower cubical with emergency pull cord. WC with low level flush; vanity unit. Wall mounted electric heater. Extractor fan. Heated towel rail. Mirror

# RETIREMENT HOMESearch

## Annual Service Charge:

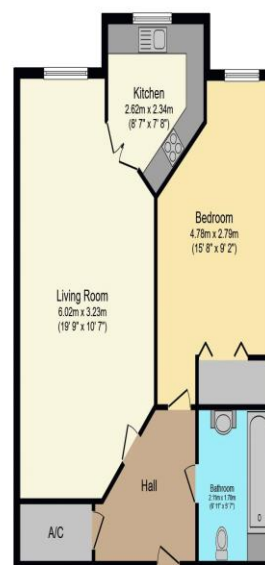
**£3,059.62**

## Annual Ground Rent:

**£350.00**

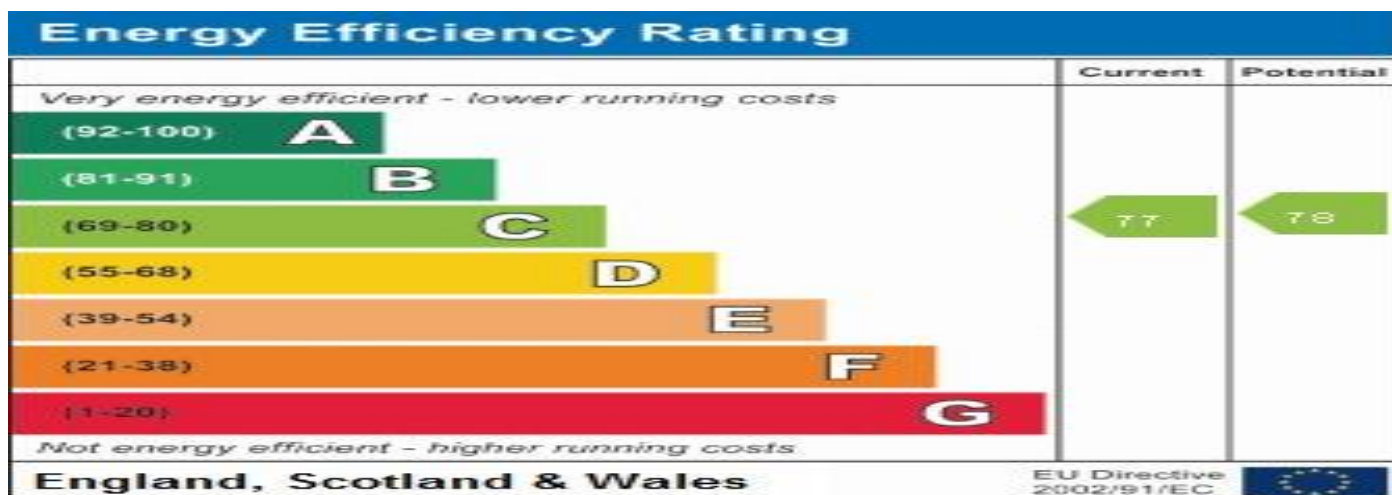
## For Financial Year Ending:

**31/08/2025**



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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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.