

12 Penn Court

108-110 Oxford Road, Calne, Wiltshire, SN11 8BJ



PRICE: Offers in the Region Of £139,000 **Lease: 125 years from 2006**

Property Description:

A GROUND FLOOR ONE BEDROOM RETIREMENT APARTMENT Penn Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 41 properties arranged over 3 floors each served by lift. The resident 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 event of a couple, one must be over the age of 60 years and the other over 55 years. Please speak to our Property Consultant if you require information regarding event fees that may apply to this property.

Residents' lounge & Development Manager
Minimum Age 60
24 hour emergency Appello call system
Communal Gardens and Buggy Store
Door Entry System (linked to TV video system)

Communal Laundry facilities and a Guest Suite
Lift to all floors
Service Charge £3218.32 Ground Rent £395.00
Lease 125 years from 2006

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

📞 01425 632291 ✉ Kalise.Bucknell@retirementhomesearch.co.uk

ACCOMMODATION
Front door leading to:

ENTRANCE HALL

Airing cupboard housing the insulated hot water cylinder and immersion heater. Illuminated light switch, ceiling light fitting, power point. Emergency intercom and door entry system.

LIVING ROOM WITH PATIO DOOR TO COMMUNAL GARDENS

Power points to include TV aerial point. Electric night storage heater and coal effect electric fire.. Emergency pull cord. Ceiling light fittings. Cupboard housing electric meters. Double doors lead to:

KITCHEN with window

Tiled and fitted with sink unit, single drainer and worktop space. A range of wall and floor units. Built-in electric cooker, ceramic hob with overhead extractor hood. Refrigerator and freezer.

BEDROOM

Built-in wardrobe with folding doors, hanging rail and shelf over. Illuminated light switch. Electric night storage heater, power points. Wall light fittings. Emergency pull cord.

BATHROOM

Tiled and fitted with suite comprising bath; handgrip; shower over bath; emergency push button; WC with low level flush. Hand basin with cupboard below. Ceiling light. Extractor fan.

**RETIREMENT
HOMESearch**

Annual Service Charge:

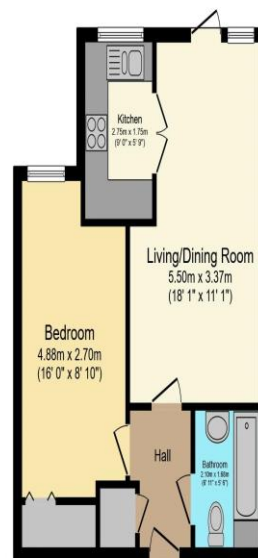
£3,218.32

Annual Ground Rent:

£395.00

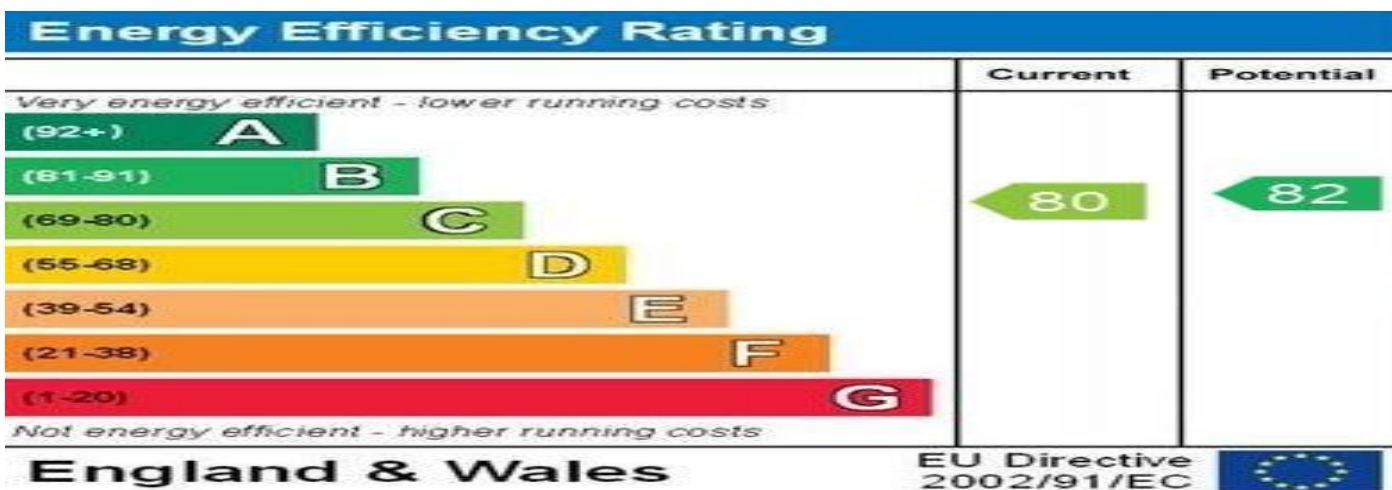
For Financial Year Ending:

28/02/2025



Total floor area 44.1 m² (474 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.