

Stanton Lodge Kingsdown Road, South Marston Swindon SN3 4TD



# welcome to

# Stanton Lodge Kingsdown Road, South Marston Swindon

Opened in 2005, Stanton Lodge is an innovative arrangement of 14 self-contained apartments. Stanton Lodge is a friendly and close-knit community, where residents can choose to participate in a range of organised activities. Life can be as sociable, active or relaxing as you wish.













## **Stanton Lodge**

Stanton Lodge provides a friendly and welcoming living environment, retaining independence and personal freedoms while having specialist care and support available when needed.

## **The Property**

#### **Entrance Hall**

Doors to all rooms, electric heater and a storage cupboard.

#### **Storage Room**

7' 2" x 5' 9" ( 2.18m x 1.75m ) Shelving and carpet.

#### Lounge

13' 7" x 15' 7" ( 4.14m x 4.75m ) Double glazed rear aspect window, security intercom phone system, electric heater and archway to kitchen.

#### Kitchen

13' 7" x 5' 9" ( 4.14m x 1.75m )

Newly-fitted kitchen comprising a range of wall and base units with work surfaces over, one and a half bowl sink and drainer, eye level oven, electric hob and cooker hood, fridge/freezer, space and plumbing for a washing machine, emergency pull cord and single glazed window to the communal hallway.

# Bedroom One

11' 8" x 14' 4" ( 3.56m x 4.37m ) Double glazed rear aspect window, electric heater, carpet and an emergency pull cord.

## **Bedroom Two**

10' 4" x 12' 3" ( 3.15m x 3.73m ) Double glazed rear aspect window, electric heater, carpet and an emergency pull cord.

#### **Shower Room**

7' 1" x 12' 3" ( $2.16m \times 3.73m$ ) Fitted suite comprising new shower with seat and grab rails, W/C, wash hand basin, part tiled, electric heater, shaver point, extractor fan and emergency pull cord.

## Outside

Attractive landscaped communal gardens with seating and summer house.

## Parking

Ample parking is available for residents and visitors.





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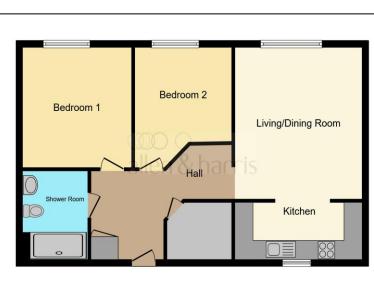
- Two Bedroom Ground Floor Apartment
- 24 hour Emergency Support
- Wheelchair Accessible
- Full Range of Residents Facilities
- NO ONWARD CHAIN

#### Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

£150,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for an purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.





# view this property online allenandharris.co.uk/Property/HWT105494



Property Ref: HWT105494 - 0010 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Please note the marker reflects the

postcode not the actual property

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