



**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 x 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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welcome to

## Stanton Lodge Kingsdown Road, South Marston Swindon

- 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**



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Property Ref:  
HWT105494 - 0010

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Please note the marker reflects the postcode not the actual property