



9 BLUNSDON COURT, LADY LANE, ASHBRAKE, SN25 2NA

LEASEHOLD £219,950

Ridgeway

I BEDROOM RETIREMENT PROPERTY LOCATED IN ASHBRAKE

Ridgeway Estate Agents are delighted to offer to the market a Southerly facing One Bedroom first floor Retirement Living Apartment that benefits from overlooking beautifully maintained communal gardens and from being sold with No Onward Chain. The property comprises lifts to all floors from main entrance, a light and spacious living room that overlooks well maintained gardens, one large double bedroom that benefits a good-sized walk in wardrobe, fully fitted kitchen with integral appliances and a practical wetroom.

Constructed in 2015 by renowned retirement home specialists McCarthy and Stone, Blunsdon Court is a popular development of just 24 apartments. This is a 'retirement living' development providing a lifestyle living opportunity for the over 60's and designed specifically for independent living with the peace-of-mind provided by the support of our excellent House Manager who will oversee the smooth running of the development. Additionally, all apartments are equipped with a 24-hour emergency call facility and sophisticated intercom system providing both a visual and verbal link to the main development entrance. There is also a guest suite widely used by visiting family and friends for which there is a charge of £25 per night. The development's communal facilities include a home owners' lounge, laundry, scooter store and attractive landscaped gardens.

Excellent shopping facilities are available at nearby Orbital Retail Park, and the Blunsdon Arms Public House adjacent to the development provides a very convenient location for socialising and eating out.

ENTRANCE HALLWAY

Oak door to front with spy-hole, security intercom system that provides both a visual (via the home owner's TV) and verbal link to the main development entrance door. Emergency pull cord, walk-in boiler cupboard with light and shelving housing the Gledhill boiler supplying domestic hot water and underfloor heating and the concealed 'Vent Axia' heat exchange unit.

LIVING ROOM

18' 8" x 10' 3" (5.69m x 3.12m)

A bright and spacious room that benefits from Upvc double glazed windows to front and side that overlook a beautifully maintained communal garden, under-floor heating and carpeted flooring.

KITCHEN

7' 10" x 7' 3" (2.39m x 2.21m)

Upvc double glazed electronically operated window, modern wall and base units with worktops over, stainless steel sink and drainer unit with tiled splashbacks, built in electric oven, hob and cooker hood over and a integrated fridge-freezer.

BEDROOM

12' 7" x 12' 6" (3.84m x 3.81m)

Upvc double glazed window to side, under-floor heating, carpeted flooring and a large walk in wardrobe.



WETROOM

Immaculately presented wetroom that consists of; a large double walk in shower, low level w.c., vanity wash-hand basin with storage cupboard below and mirror with integral light and shaver point over, fully tiled walls and floor, electric heated ladder radiator/towel rail and emergency pull cord.

PARKING

Car parking is available with a yearly permit at a charge of around £250 per annum for which there may be a waiting list.

LEASE INFORMATION

120 Years Remaining

Service Charge- £207.03 Per Month

Ground Rent- £35.42 Per Month

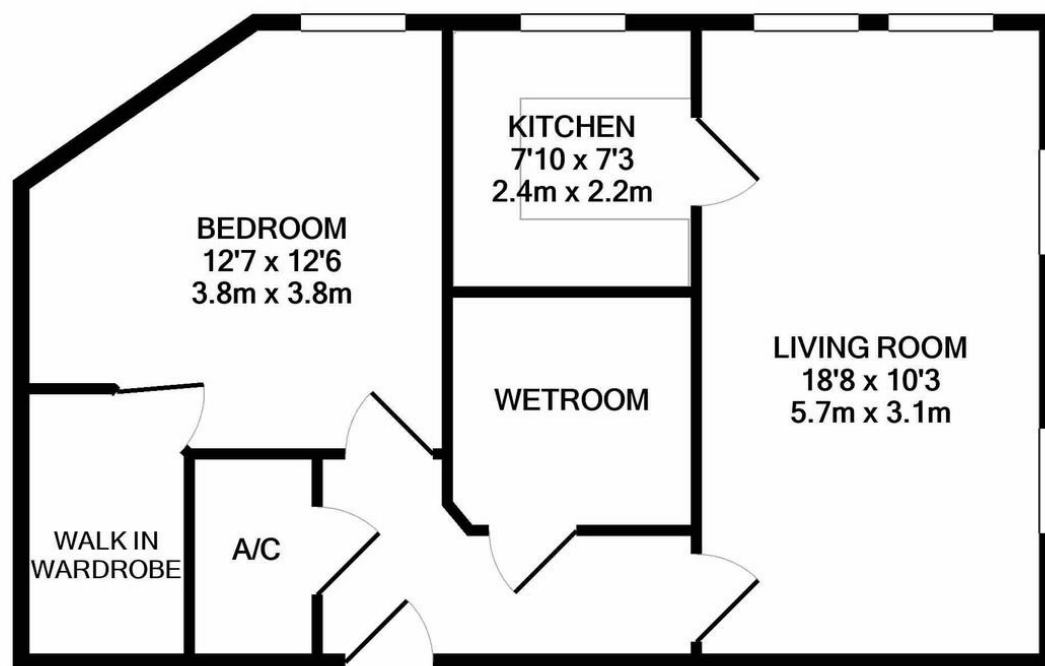
Service Charge Includes;

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance
- Exterior property maintenance and gardening.

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about service charges please contact your Property Consultant or House Manager.



FLOORPLANS



TOTAL APPROX. FLOOR AREA 544 SQ.FT. (50.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Ridgeway Swindon Office

13 Commercial Road,
Swindon,
Wiltshire,
SN1 5NF

| 01793 530167 | swindon@ridgewayestateagents.co.uk | www.ridgewayestateagents.co.uk |

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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