



Flat 10, Cirencester Court Drove Road, Swindon, Wiltshire, SN1 3AU  
£90,000

SWINDON  
**HOMES**   
sales, lettings & mortgages



SWINDON HOMES ARE PLEASED TO OFFER FOR SALE WITH NO ONWARD CHAIN THIS OVER 55's RETIREMENT FIRST FLOOR APARTMENT WITH WONDERFUL REAR VIEWS LOCATED IN OLD TOWN.

There is also the added benefit of both ample residents & visitors off street parking (first come basis) and a large & sociable communal lounge, serviced lift, kitchen and laundry room - for use by all residents. In addition there are also well tended rear communal gardens and a part time house manager on site. There is also an active social committee within the complex.

VIEWING IS A MUST!

#### Entrance Hallway

Wall mounted electric heater, built in shelved cupboard, airing cupboard, intercom system, doors to rooms, door to communal landing

#### Lounge Diner

14'4" x 10'5" (4.37 x 3.19)

Wall mounted electric heater, UPVC double glazed window to side, UPVC double glazed window to rear, opening to kitchen

#### Kitchen

10'4" x 7'0" (3.16 x 2.14)

UPVC double glazed window to side, fitted kitchen comprising of : range of low and eye level cupboards with adjoining worksurfaces, built in ceramic electric hob with electric oven and overhead extractor hood, stainless steel sink drainer unit, space for fridge freezer, tiled splash backs, vinyl flooring

#### Bedroom One

13'9" narrowing to 11'10" x 8'9" (4.21 narrowing to 3.63 x 2.68)

Wall mounted electric heater, UPVC double glazed window to rear





### Bedroom Two

10'5" x 5'8" (3.19 x 1.73)

Wall mounted electric heater, UPVC double glazed window to rear

### Shower Room

6'9" x 5'6" (2.08 x 1.68)

Extractor fan, w.c, sink, large walk in shower cubicle with shower and screen, part tiled walls, vinyl flooring

### Parking

Residents and visitors parking allocated in designated parking area

### Gardens

Large landscaped communal gardens with mature plants and shrubs and large patio area

### Tenure Leasehold

Length of lease 99 years less one day from 18th of March 1988 so 63 years remaining, no ground rent charges, monthly service and management charges of just under £225 per month (statements available on upon request)

Management Company Contact Details : Midland Heart, 20 Bath Row, Birmingham, BL15 1LZ, 03456020540 [contact@midlandheart.org.uk](mailto:contact@midlandheart.org.uk)

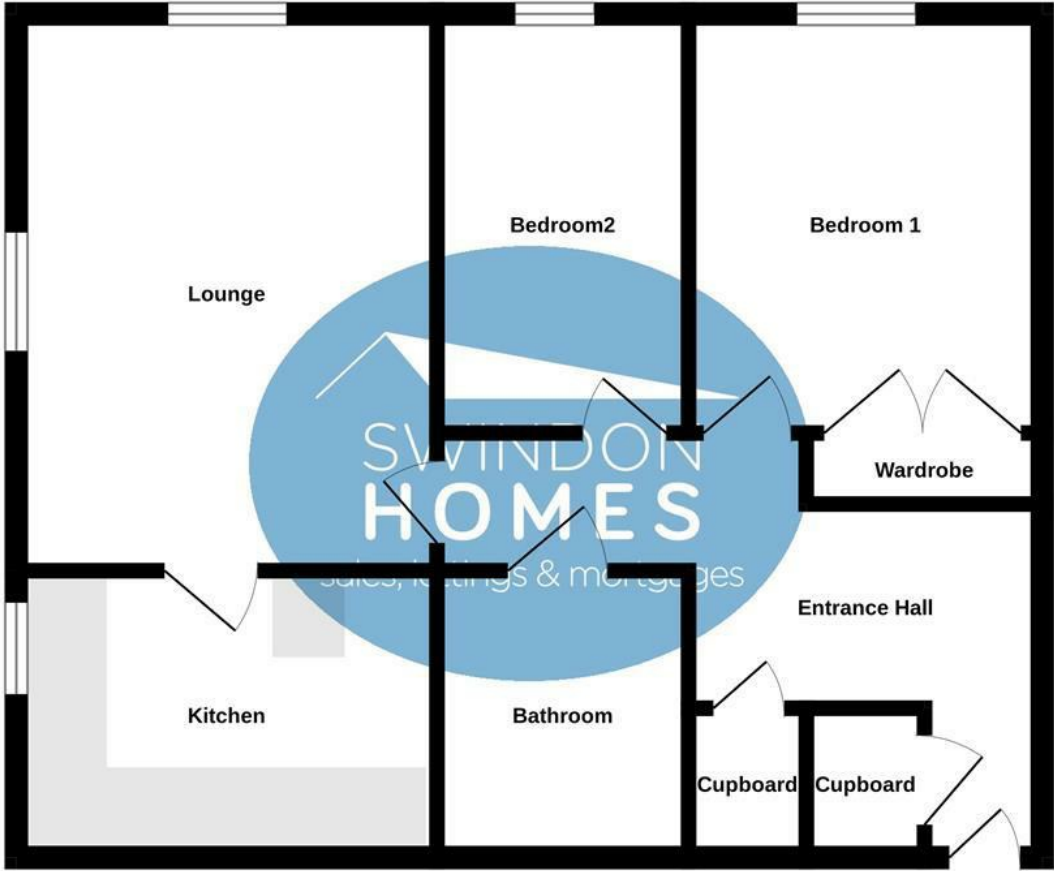








GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 is given as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	