

for sale

offers in excess of **£190,000**



Blunsdon Court Lady Lane Swindon SN25 2NA

Selling with NO ONWARD CHAIN. ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT. Situated in the ever popular BLUNSDON NORTH SWINDON AREA. close to AMENITIES AND ORBITAL SHOPPING PARK. Viewing highly recommend!

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Accommodation Details

Entrance Hall

Security intercom system with verbal and visual link to the main entrance door. Emergency pull cord. Door to the communal entrance. Storage cupboard.

Lounge/Dining Room

23' 7" x 10' 8" (7.19m x 3.25m)

Double glazed window and door to the rear aspect with Juliette Balcony. Under floor heating. Television point. Telephone point.

Kitchen

9' 3" x 7' 5" (2.82m x 2.26m)

Double glazed window to the rear aspect. Fully fitted kitchen with a range of wall and base units comprising of cupboard and drawers. Sink with drainer and mixer tap. Integrated fridge freezer, oven, four ring electric hob and cooker hood.

Bedroom One

17' 1" x 9' 4" (5.21m x 2.84m)

Double glazed window to the rear aspect. Under floor heating. Built in wardrobes.

Bathroom

Three piece suite comprising Low Level WC, wash hand basin with vanity and shower. Fully tiled to all areas. Extractor fan. Heated towel rail.

Agent Note:

As part of being a resident in Blunsdon Court you will also benefit from the following.

- Services with house manager on duty between 9:30am and 2:30pm between Monday and Friday. Out of hours emergency call outs handled by a call centre

-Facilities: Lift access to all levels, communal lounge with small kitchen. There is a guest suite, landscaped gardens, patio and private parking. Secure door entry systems. Emergency alarm call systems.

-Accessibility: Conveniently situated, and close to the Orbital shopping centre with stores including Asda, Marks and Spencers, Next, Boots and Costa Coffee. The gym, library, Dentist and Doctors surgery are close by

-Life Style: There are varied social calendar. This includes weekly coffee morning, film nights, suppers, quizzes and other interesting events.

- Minimum age to purchase is 55 years old

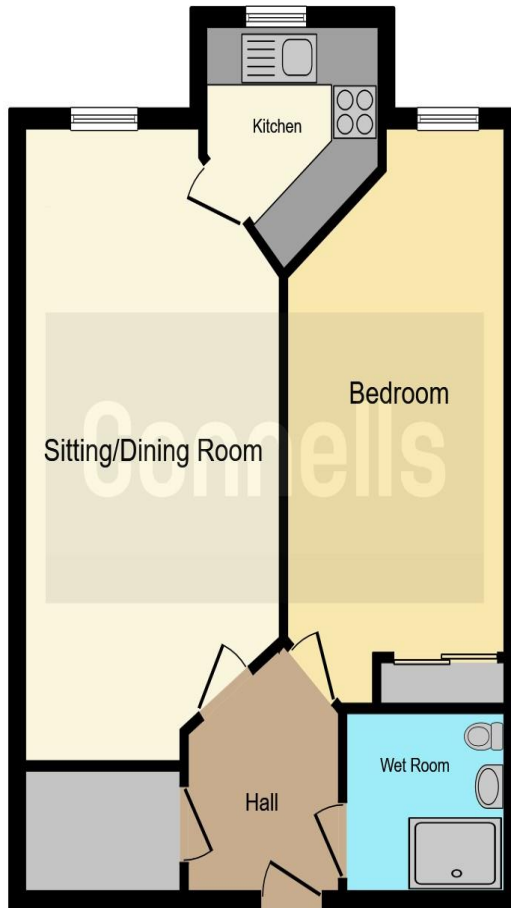
-Pets are welcome subject to the terms of the lease

Parking- Car parking is available with a yearly permit at a charge around £250 per annum for which there might be a waiting list. At time of publishing spaces are available.









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). Powered by www.focalagent.com

To view this property please contact Connells on

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Unit B11 North Swindon District Centre Thamesdown Drive
SWINDON SN25 4AN

Property Ref: SDN312198 - 0002

Tenure: Leasehold

EPC Rating: B

[view this property online connells.co.uk/Property/SDN312198](http://connells.co.uk/Property/SDN312198)

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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