

for sale

£250,000



## Fitzwarren Court Kingsdown Road Swindon SN3 4TD

This wonderful 'Retirement Living Community' TWO BEDROOM FIRST FLOOR APARTMENT, Being sold with NO ONWARD CHAIN. Located in the popular Fitzwarren Court, Kingsdown Swindon. LOTS OF FACILITIES. COMMUNAL PARKING. Peace of mind through the support and wellbeing that can be provided, if required.



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# Fitzwarren Court Kingsdown Road Swindon SN3 4TD

**NO ONWARD CHAIN** This wonderful 'Retirement Living Community' deluxe two bedroom first floor apartment located in Fitzwarren Court offers lots of living space, landscaped gardens, communal spaces and parking for residents and visitors.

Fitzwarren Court was built in 2015 and is managed by Methodist Homes Association (MHA), a not for profit charity, member of the Associated Retirement Community Operators (ARCO), and bound by the industry standards and regulation principles. Peace of mind through the support and wellbeing that can be provided, if required, by MHA staff which will be tailored to meet individual needs, to facilitate continued independent living. This may include personal care, household chores, property maintenance, or accompanying residents to appointments off-site. 24 hour on-site staff assistance is provided to all residents. Residents, family and friends can enjoy breakfast, a 3 course lunch, and supper at the on-site bistro and many other facilities available including residents lounge; hair and beauty salon; buggy store; assisted bathroom. This modern accommodation has an entrance hall, lounge diner, kitchen, two good sized double bedrooms and two spacious wet rooms, one of which is an ensuite. Externally the accommodation has communal parking for residents and visitors with the property overlooking the well maintained communal gardens and woodland area which Fitzwarren Court backs onto with access to public transport to Swindon and Highworth Nearby.



## Accommodation Details

### Front Door

Door to all bedrooms, lounge, bathroom and kitchen. Closet and spacious cupboard with space and plumbing for washing machine and shelves. Intercom emergency use linked directly to the staff.

### Lounge/ Diner

20' 10" MAX x 17' 4" MAX ( 6.35m MAX x 5.28m MAX )

20 Ft 10 inches narrowing to 12 Ft 01 inches X 17 Ft 04 inches narrowing to 11 ft 03 Inches

Two double glazed windows to the rear aspect. Double glazed window to the rear aspect with door opening to Juliette balcony. Opening to the kitchen. Intercom for remote access to the front door. Television point. Telephone point. Radiator.

### Kitchen

13' x 5' 10" ( 3.96m x 1.78m )

Fully fitted kitchen with a range of base and wall mounted units comprising of cupboards and drawers. Sink with drainer and mixer tap. Integrated oven, fridge freezer, four ring electric hob and cooker hood. Tiled splash back.

### Bedroom One

20' 2" x 10' 7" MAX narrowing to 10' ( 6.15m x 3.23m MAX narrowing to 3.05m )

Double glazed window to the rear aspect. Access to ensuite. Radiator.

### Ensuite

Three piece suite comprising of Low Level WC, wash hand basin and walk in shower. Heated towel rail. Extractor fan.

### Bedroom Two

11' 3" x 10' 9" ( 3.43m x 3.28m )

Double glazed window to the rear aspect. Radiator.

## Bathroom

Three piece suite comprising of Low Level WC, wash hand basin and walk in shower. Partially tiled to water sensitive areas. Extractor fan

## External Features Parking

Communal parking

## Information Of Property

A lease of 125 years was granted from 1st March 2014. The current charges (2024) for a two bedroom apartment are: Please contact agent for service charge details.

An administration charge and a contribution to the Contingency fund are payable on resale.

## Agent Note:

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.

## Agent Note:

Please note some of the pictures shown are also pictures of the residents areas and communal gardens. Please confirm with agent if you are unsure of residents areas.







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](http://www.focalagent.com)

To view this property please contact Connells on

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**E [swindonnorth@connells.co.uk](mailto:swindonnorth@connells.co.uk)**

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

Property Ref: SDN312591 - 0013

**Tenure:** Leasehold

**EPC Rating:** C

**view this property online [connells.co.uk/Property/SDN312591](http://connells.co.uk/Property/SDN312591)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Mar 2014. Should you require 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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