



Cobbett Court, Hammond Close, Highworth, SN6 7AE

£164,000  
(Leasehold)

*Hanley's*



# Cobbett Court Hammond Close Highworth SN6 7AE

A beautifully presented and spacious two bedroom ground floor apartment in the popular over 60's Cobbett Court development, just a short level walk of the High Street and local amenities. The accommodation comprises: Entrance hall with walk-in storage/airing cupboard, fitted kitchen with built-in oven, hob with extractor hood over, fridge and freezer, two double bedrooms; master with built in wardrobes and re-fitted shower room. Further benefits include modern 'Sun flow' electric radiator heaters, 24 hour call line, on-site house manager, an elegant residents lounge, residents' parking, laundry room and communal gardens.

Leasehold property with c.108 years remaining. A lease of 125 years was granted from 2007. The current maintenance charge is £4729.59 and the ground rent is £495.00.



**1 Shower room**



**2 Bedrooms**



**1 Reception**

**EPC: C79**

**Council Tax Band: C**

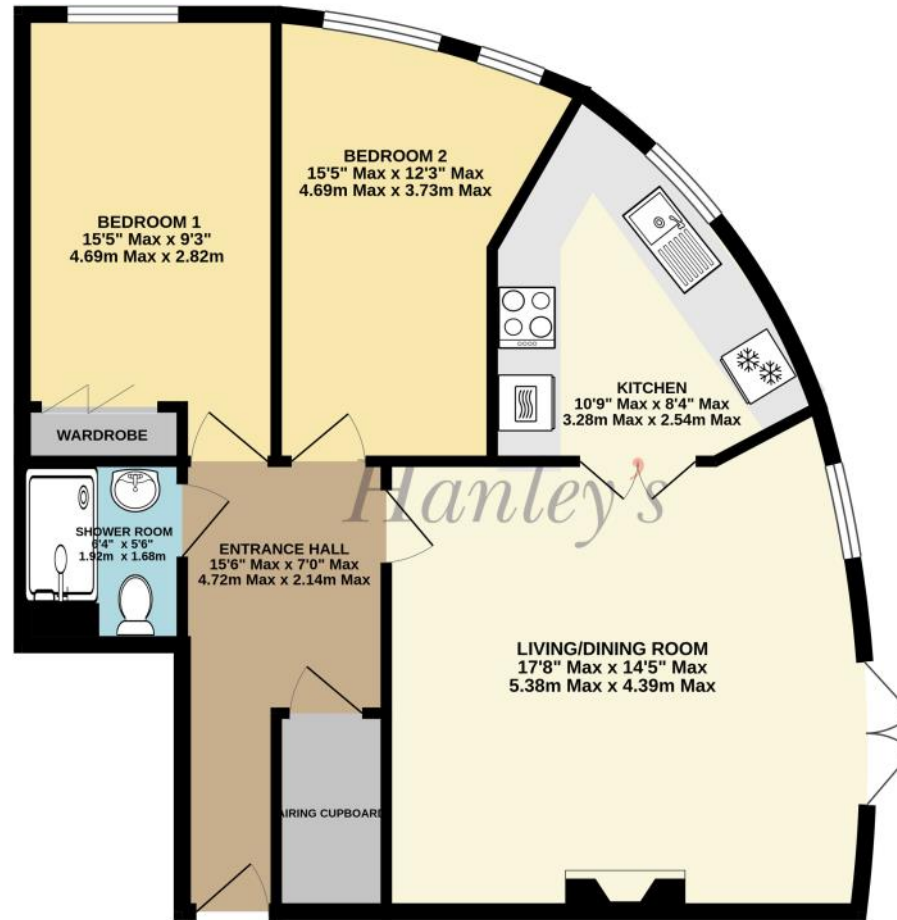
**Tenure: Leasehold**



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GROUND FLOOR  
753 sq.ft. (69.9 sq.m.) approx.



TOTAL FLOOR AREA : 753 sq.ft. (69.9 sq.m.) approx.

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