



Cobbett Court, Hammond Close, Highworth, SN6 7AE

£168,000  
(Leasehold)

*Hanley's*

## Cobbett Court Hammond Close Highworth SN6 7AE

A well presented two bedroom second floor flat situated in the popular Cobbett Court Development for the over 60's. Offering spacious accommodation the property comprises entrance with two built-in storage cupboards, fitted kitchen with electric hob and extractor fan over, electric eye-level oven, fridge and freezer, living/dining room, two bedrooms; one with fitted wardrobes and shower room. The property further benefits from double glazing, night storage heating, 24 hour call line assistance, on-site house manager, an elegant residents' lounge, residents' parking, laundry room, guest suite available to rent per night and communal gardens. Leasehold property. A lease of 125 years was granted from 2007. There is a management charge and ground rent - tbc. (Maintenance charge for previous year: £4729.59 and the ground rent is £495.00).



**1 Shower Room**



**2 Bedrooms**



**1 Reception**

**EPC: B83**

**Council Tax Band: C**

**Tenure: Leasehold**



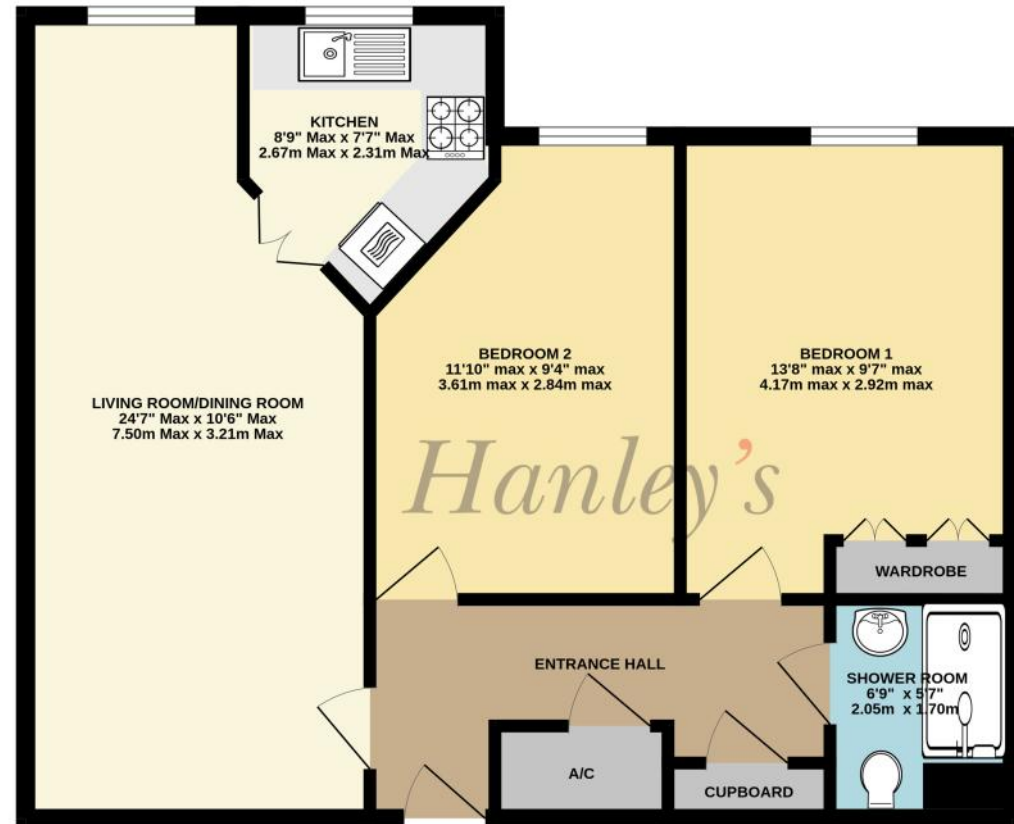
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Communal areas

SECOND FLOOR  
682 sq.ft. (63.3 sq.m.) approx.



SECOND FLOOR

TOTAL FLOOR AREA : 682 sq.ft. (63.3 sq.m.) approx.

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 as to their operability or efficiency can be given.  
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