



7 Manor Court, Swan Road, Pewsey, Wiltshire SN9 5DW

A two bedroom first floor apartment overlooking landscaped gardens and woodland, within walking distance of local shops.

Entrance Hall

Sitting Room

Dining Room

Kitchen

Two Double
Bedrooms

Bathroom

150 year lease from
1979

No Ground Rent

55+ Age Covenant

The Property

7 Manor Court is a first floor, two bedroomed apartment overlooking landscaped gardens. The property is accessed from the ground floor and there is a stairlift available for anyone with mobility issues.

From the private hallway of number 7, doors lead to the bedrooms, shower room and sitting room.

The two bedrooms each have fitted wardrobes and the shower room has a large, walk-in shower, basin, WC and electric, heated towel rail.

The spacious, open plan sitting / dining room has double aspect windows and leads through to the kitchen which has a range of floor and wall units with a built-in electric hob and Indesit double oven.

The property has electric heating and secondary double glazing throughout. A partially boarded loft is accessed via a folding ladder and provides useful extra storage.

Guide Price £195,000 (Leasehold)

Directions to Manor Court

From the A4 London to Bath road take the A338 into Hungerford at the junction with the Bear Hotel. Continue up the High Street into the Salisbury Road to Burbage.

From Burbage take the B3087 to Pewsey , down Milton Road and into the High Street. At the Junction with North Street turn left onto the A45 (Church Street), pass The Crescent on your right and in a short distance the entrance to Manor Court will be found on your left.

Please Note: Upon resale of the property, Cognatum Estates management company charge £500 plus VAT for the leasehold pack, payable by the vendor.

For viewings please call the Estate Manager on 01672 563164 Mon- Fri 9am-5pm



Sitting / Dining Room



Kitchen



Front Entrance



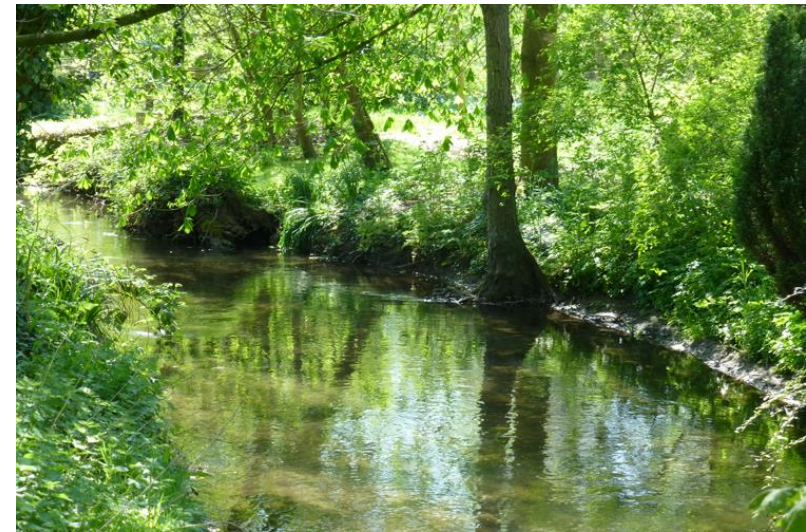
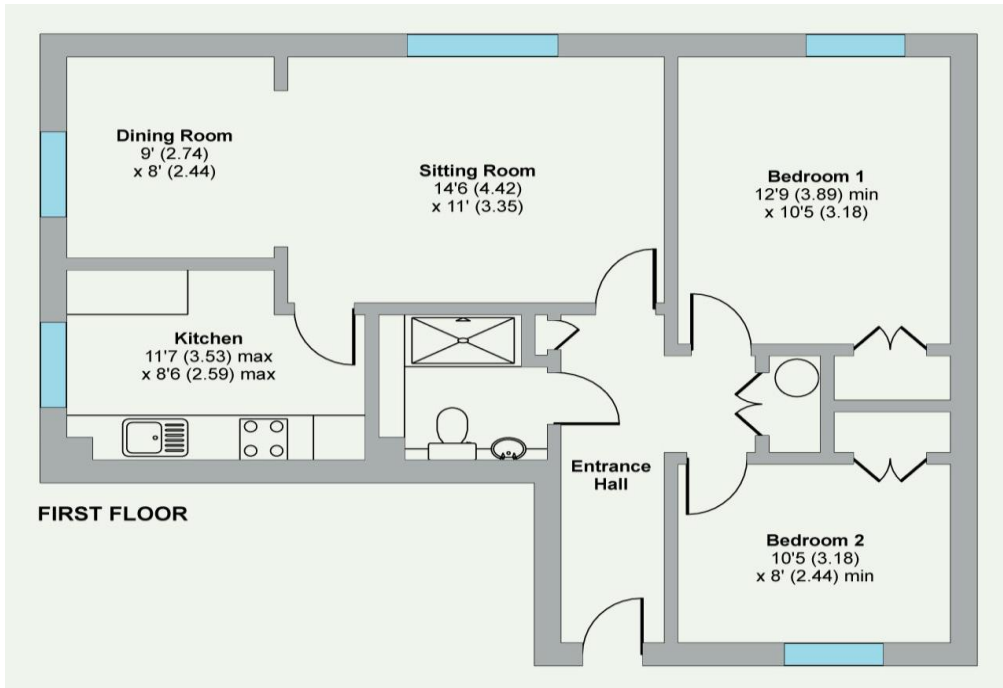
Bedroom 1



Bedroom 2



Shower Room



Manor Court Woodland

Approximate gross internals: 68.2m² / 734ft²

Service Charge: £6,831 pa

Energy Performance Rating: D (65)

Council tax banding: D

These particulars are intended to give a fair description of the property for the guidance of interested parties. They do not constitute any part of an offer or contract. All descriptions, dimensions, distances, orientations, reference to condition and necessary permissions for use and occupation and other statements are given in good faith; interested parties must satisfy themselves on the correctness of each element. The services provided have not been tested by the Agents. No person in the employment of the vendor's Agents has any authority to make or give any representations or warranties whatsoever in relation to this property nor to enter into any contract on behalf of the vendor. Photographs may show general view of retirement estate.

Manor Court

Manor Court was the first English Courtyard Association development and set a standard unseen before in this country for comfortable retirement living. The design was influenced by the beautiful Elizabethan almshouses of nearby Froxfield and built with warm red brick, clay tile and stone-mullioned windows. The properties surround three sides of a beautiful courtyard garden with lawns, flower beds and magnificent herbaceous borders. A stream, part of the river Avon, runs along the length of its delightful woodland.

It is just a short walk to the shops, which include two supermarkets, excellent pubs, bistros, cafés and a bank, as well as a swimming and sports centre. Pewsey's famous feast and carnival, a village tradition since 1898, is thought to be one of the oldest in Wiltshire. The Pewsey white horse hill figure is located on a steep slope of Pewsey Hill about a mile south of the village, with the Kennet and Avon Canal running to the north. Marlborough, Hungerford and Devizes are all nearby to provide further shopping, cultural and sporting facilities.

Cognatum Estates Limited provides the services and amenities shown below together with the maintenance, repair and insurance of the buildings, personal alarms, window cleaning and refuse collection. The cost of providing these services is shared equally between all properties.



Manor Court Gardens

Services and Amenities



24 PROPERTIES
BUILT 1979



3.5 ACRES



RESIDENT
ESTATE
MANAGER



GARDENER



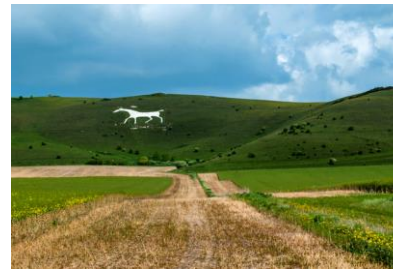
RIVERSIDE
GARDEN



GUEST
SUITE



LAUNDRY
FACILITY



White Horse Hill



Pewsey High Street



Pewsey Wharf

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