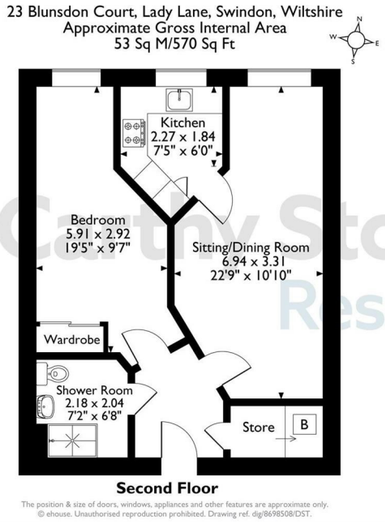
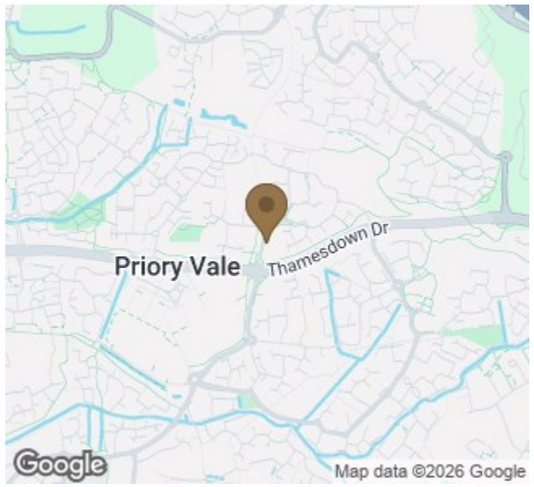
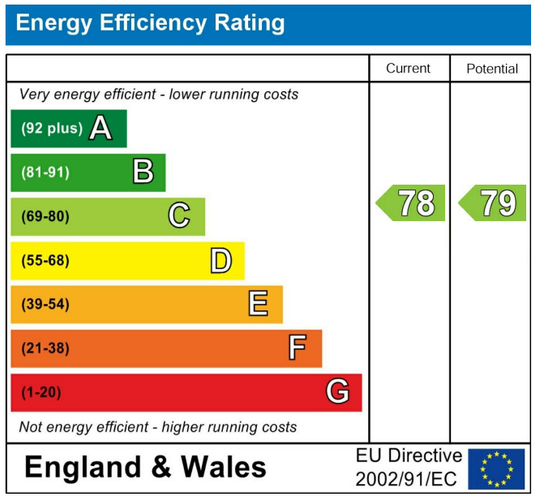
Excellent

Trustpilot

McCarthy & Stone
Resales.













23 Blunsdon Court

Lady Lane, Blunsdon, Swindon, SN25 2NA

1 1 Council Tax Band: C

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 23 Blunsdon Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £190,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Second floor Apartment - Lift Access To All Floors
- Well Equipped Kitchen With Integrated Appliances
- Double Bedroom With Walk In Wardrobe
- Shower Room With Walk In Shower
- House Manager Who Oversees The Smooth Running Of The Development
- Homeowners Lounge Where Social Events Take Place
- Laundry Room
- Guest Suite Available For Visiting Friends & Family
- 24 Careline System & Secure Entry System
- Communal Gardens

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman

23 Blunsdon Court, Swindon

1 | 1 | Asking price £190,000

Blunsdon Court

Constructed in 2015 by renowned retirement home specialists McCarthy and Stone, Blunsdon Court is a popular development of just 24 apartments. This is a 'retirement living' development providing a lifestyle living opportunity for the over 60's and designed specifically for independent living with the peace-of-mind provided by the support of our excellent House Manager who will oversee the smooth running of the development.

Additionally, all apartments are equipped with a 24-hour emergency call facility and sophisticated intercom system providing both a visual and verbal link to the main development entrance. There is also a guest suite widely used by visiting family and friends for which a there is a charge per night. The development's communal facilities include a home owners' lounge, laundry, scooter store and attractive landscaped gardens.

Apartment Summary

Situated on the second floor of the sought-after McCarthy Stone retirement living development at Blunsdon Court, this well-presented one-bedroom apartment offers comfortable, independent living in a welcoming community. The apartment features a fully fitted kitchen with integrated appliances, a spacious and inviting living area, a double bedroom with built-in wardrobes, and a contemporary shower room. Residents can enjoy the beautifully maintained communal gardens and a welcoming homeowners' lounge, providing the perfect setting to relax, socialise and take part in a variety of community events. Blunsdon Court offers an appealing lifestyle for those looking to enjoy their retirement in comfort, with opportunities to meet like-minded people while maintaining their independence.

PART EXCHANGE & ENTITLEMENTS ADVICE AVAILABLE

Local Area

Excellent shopping facilities are available at nearby Orbital Retail Park, and the Blunsdon Arms Public House adjacent to the development provides a very convenient location for socialising and eating out.

Landscaped Gardens

One of the main social hubs of Blunsdon Court is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

"The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction." – McCarthy Stone Homeowner

Social Lifestyle

The Communal Lounge is at the heart of the community at Blunsdon Court and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, Chair Yoga, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

To make life even more convenient for homeowners there are two local Hairdressers and a Foot Health Practitioner that visit DEVELOPMENT NAME on a regular basis and always happy to welcome new clients.

Car Parking

Car parking is available with a yearly permit at a charge of around £250 per annum (subject to availability).

Lease Information

Lease length: 125 years from 1st Jan 2015
Ground rent: £495 per annum
Ground rent Review: 1st Jan 2030

Service Charge

What your service charge pays for:

• House Manager who ensures the development runs smoothly
• All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
• 24hr emergency call system
• Monitored fire alarms and door camera entry security systems
• Maintaining lifts
• Heating and lighting in communal areas
• Contingency fund including internal and external redecoration of communal areas
• Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Service Charge: £3,852.91 per annum (up to financial year end 30/09/2027.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Additional Information & Services

• Fibre Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage

Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

• FREE Entitlements Advice to help you find out what benefits you may be entitled to .

• Part Exchange service to help you move without the hassle of having to sell your own home.

• Removal Services that can help you declutter and move you in to your new home.

• Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.













