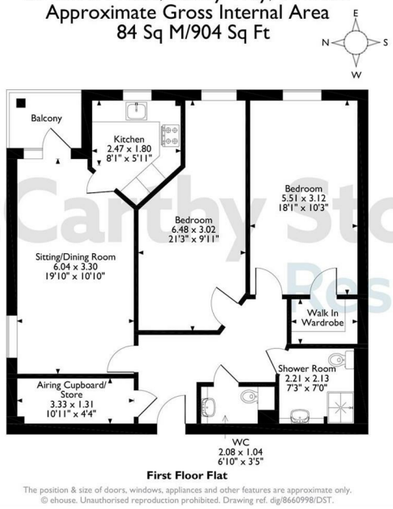
Excellent

Trustpilot

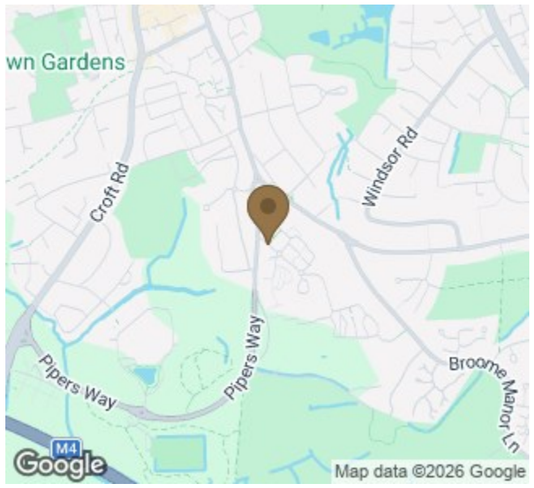
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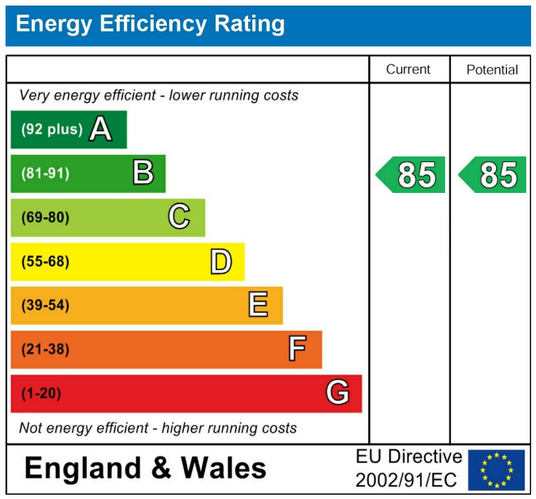
25 Gilbert Place, Lowry Way, Swindon
Approximate Gross Internal Area
84 Sq M/904 Sq Ft




First Floor Flat

The position & size of doors, windows, appliances and other features are approximate only.
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Registered in England and Wales No. 10716544

The Property Ombudsman









## 25 Gilbert Place

Lowry Way, Swindon, SN3 1FX

2 | 1 | Council Tax Band: D

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 25 Gilbert Place could be the ideal place for you. Contact our team to arrange an appointment to view.

## Asking price £315,000
## Leasehold

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

### Why you'll love living here:

- Retirement Living PLUS - exclusive to the over 70s
- First Floor Apartment - Lift Access To All Floors
- Walk Out Balcony From Dual Aspect Living Room
- Modern, Well Equipped Kitchen With Integrated Appliances
- Two Double Bedrooms
- Modern Shower Room With Walk In Shower Plus Further Cloakroom
- Bistro Serving Meals Daily
- Stunning Homeowners Lounge Where Social Events Take Place
- Wellness Suite
- Tailored Domestic & Personal Care Packages Available

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

# 25 Gilbert Place, Swindon

2 | 1 | Asking price £315,000

### Gilbert Place
Providing homeowners with style, function and a taste of luxury living, this Retirement Living PLUS development is designed to provide anyone over the age of 70 with the exact amount of independence needed to suit their lifestyle, homeowners can enjoy freshly prepared meals, domestic assistance and tailored, personal care from our dedicated YourLife team.

When homeowners don't feel like cooking, they can visit our on-site bistro style restaurant for carefully selected menus and freshly prepared hot food. They can also go to our delightful communal lounge for a cup of tea or coffee and a catch up with their guests or friends. Plenty of social activities and events take place here, and homeowners can choose whatever level of involvement that they'd like.

For peace of mind, Gilbert Place has a secure door entry system and a 24/7 emergency call system and a scooter store and cycle store provide additional travel options.

### Local Area
Gilbert Place is conveniently positioned, enabling the new owner to access the full range of amenities that Swindon has to offer. There is a Waitrose supermarket just two miles away and the Swindon Designer Outlet, that includes a John Lewis, restaurants and cafes, is a little over two and a half miles away. For those seeking open space and a taste of the countryside, Coate Water Country Park and Lawns Park are just over a mile and a half distance.

Getting around both locally and further afield is simple, with regular bus services and transport links accessible nearby. In addition to this, Swindon train station is a 20-minute bus trip from this development and offers links to Bristol, Newbury, Gloucester and London while the M4 can be reached in under half an hour.

### Entrance Hallway
Front door with spy hole leads to the entrance hall. The 24-hour Tunstall emergency response pull cord system, Illuminated light switches, smoke detector, wall mounted thermostat and apartment security door entry system with intercom are all situated here. From the hallway there is a door to a walk-in storage/airing cupboard.

### Cloakroom
Low level WC and vanity unit with inset wash hand basin.

### Living Room
A dual aspect room complemented by a double glazed patio door which opens onto a walk-out balcony. The room has a telephone point, TV point (with Sky/Sky+ capabilities) and plenty of raised height power sockets. A part glazed door leads into the separate kitchen.

### Balcony
Large enough for a small table and chairs, this is a lovely space to sit out and relax.

### Kitchen
A modern fitted kitchen with a range of base and wall units with under counter lighting. An electronically operated double glazed window sits above a single sink and drainer unit which has a mixer tap. Integrated electric oven and ceramic four ringed hob with extractor hood above, along with an integral fridge and freezer.

### Bedroom One
This spacious double bedroom benefits from a full height window letting in plenty of light, with a central ceiling light, TV and phone point and emergency response pull cord. The room also has a large walk-in wardrobe housing rails and shelving.

### Bedroom Two
This second spacious double bedroom, which could alternatively be used as a separate dining room, study or hobby room, benefits from a full height window letting in plenty of light. Central ceiling light, TV and phone point and emergency response pull cord.

### Shower Room
A modern facility with white sanitary ware comprising; level access shower, back-to-the wall WC with concealed cistern, vanity wash-basin with cupboard unit below and work surface over, mirror above. Ladder radiator, emergency pull cord and extensively tiled walls and floor.

### Care & Support
The personal care services available at Gilbert Place can help you do more of the things you love and enjoy peace of mind when you need a helping hand. You'll get to know the dedicated CQC registered care and support team who are onsite each day, led by our wonderful Estates Manager. They can assist with anything from changing your bed and doing your laundry, to escorting you to appointments and helping you get washed and dressed ready for the day. What's more, the services are flexible, so you can tailor your care package to suit your needs - just speak with the Estates Manager who will be happy to help organise a care package ready for when you move in.

### Service Charge
What your service charge pays for:

- Estate Manager who ensures the development runs smoothly
- CQC Registered care staff on-site 24/7 for your peace of mind
- 1 hour cleaning / domestic assistance per week, per apartment
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- The running costs of the onsite restaurant
- Cleaning of communal areas daily
- Cleaning of windows
- Maintenance of the landscaped gardens and grounds
- Repairs & maintenance to the interior 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 Estate Manager.

Service Charge: £13,504.37 per annum (up to financial year end 28/02/2027).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to .
(Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

### Lease Information
999 years from 1st Jan 2021.
Ground rent : £510
Ground rent review: 2036

### 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.







