



Parsonage Court, Highworth, SN6 7TJ

£160,000
(Leasehold)

Hanley's

An updated and beautifully presented ground-floor one-bedroom apartment with its own Westerly facing patio garden, set within the popular Parsonage Court development for the over 55's. Just a short, level walk from the High Street and local amenities, the property has been improved by the current owners, including replacement double-glazed windows, patio doors, LVT flooring throughout, an all-electric boiler with night storage heating, and a re-fitted kitchen and shower room. The accommodation comprises: Entrance hall with airing and storage cupboards, a bright living/dining room with electric fire and patio doors opening onto the attractive paved garden whilst enjoying views across the communal grounds, a modern kitchen, a double bedroom with wardrobe, and a shower room with plumbing for a washing machine.

Parsonage Court provides a range of communal facilities including a laundry room, residents' lounge with an additional lounge/conservatory, residents' parking, well-maintained communal gardens, and a visitors' cottage available to rent on request. The development also benefits from a *Call Care* emergency assistance system and an on-site house manager.

Maintenance charge: £3,309.00 per annum.

Ground rent: £450.00 per annum.

Leasehold: 99-year lease commencing 1st January 1986.



1 Shower room



1 Bedroom



1 Reception

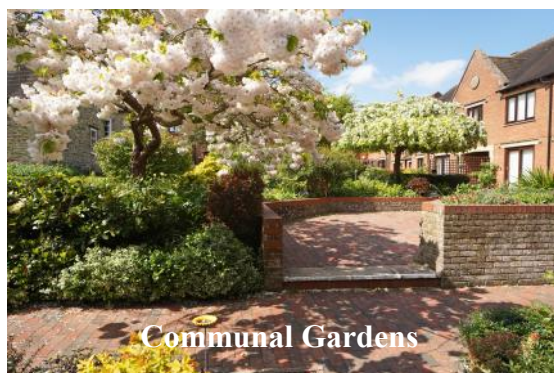
EPC: C 76

Council Tax Band: C

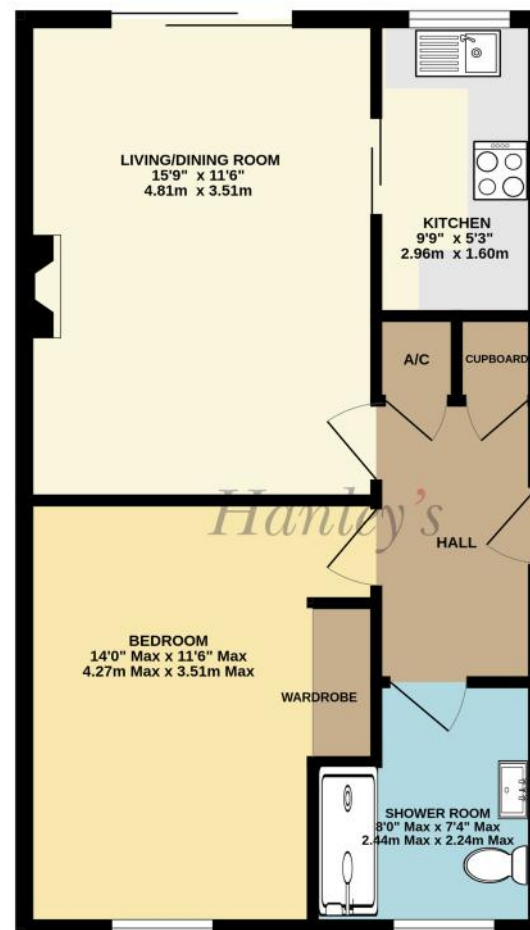
Tenure: Leasehold



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GROUND FLOOR
497 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA : 497 sq.ft. (46.2 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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