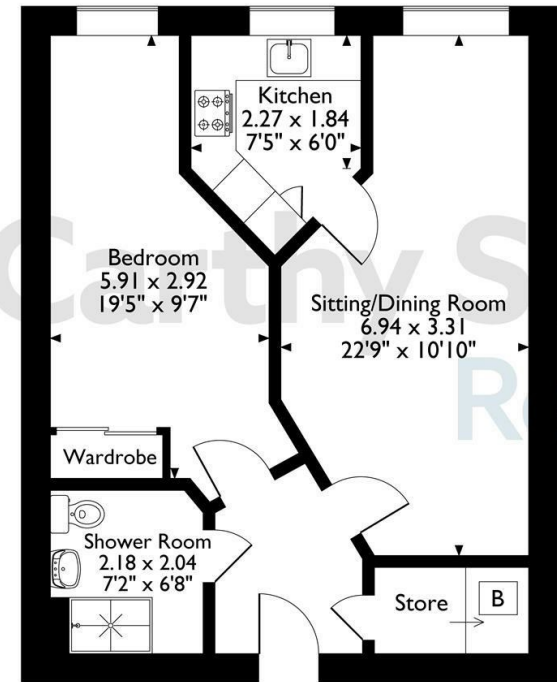


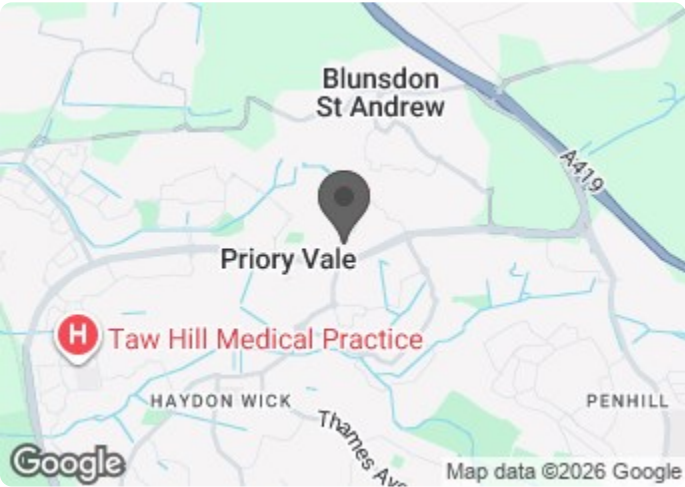
23 Blunsdon Court, Lady Lane, Swindon, Wiltshire
Approximate Gross Internal Area
53 Sq M/570 Sq Ft



Second Floor

The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales
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23 Blunsdon Court

Lady Lane, Blunsdon, Swindon, SN25 2NA



Asking price £200,000 Leasehold

A well presented SECOND floor ONE bedroom apartment. This apartment boasts a fully fitted kitchen with integrated appliances, spacious living area, double bedroom with built in wardrobes and contemporary shower room. Blunsdon Court, a McCarthy Stone retirement living development is nestled in Swindon and features communal gardens and homeowner's lounge where social events take place.

Entitlements Advice and Part Exchange available

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

Blunsdon Court, Lady Lane, Swindon, SN25 2NA

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.

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.

Entrance Hallway
Of a good size, having a solid oak-veneered entrance door with spy-hole, security intercom system that provides both a visual (via the home owner's TV) and verbal link to the main development entrance door. Emergency pull cord, walk-in boiler cupboard with light and shelving housing the Gledhill boiler supplying domestic hot water and underfloor heating and the concealed 'Vent Axia' heat exchange unit. Doors lead to the bedroom, cupboard and living room.

Living Room
A well presented living area with ample room for dining and comfortable seating. Focal point eclectic fireplace gives the room a homely feel. A feature glazed panelled door leads to the kitchen.

Kitchen
Double-glazed electronically operated window with a fitted blind. Excellent range of maple effect fitted wall and base units with

contrasting laminate worktops and incorporating a stainless steel inset sink unit. Integrated appliances comprise; an electric hob with stainless steel chimney extractor hood over, integrated oven and concealed fridge and freezer. Extensively tiled splashbacks and tiled floor.

Double Bedroom
A spacious double bedroom with built in mirrored sliding wardrobes providing ample hanging and shelving space. Neutrally decorated and carpeted throughout with double glazed window to rear aspect.

Shower Room
Modern white suite comprising; close-coupled WC, vanity wash-hand basin with storage cupboard below and mirror with integral light and shaver point over, walk-in level access shower with both 'raindrop' and traditional shower attachments. Fully tiled walls and floor, electric heated ladder radiator/towel rail, emergency pull cord.

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

1 Bed | £200,000

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: £3,700.48 per annum (up to financial year end 30/09/2026)

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

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.

