



45 Parsonage Court, SN6 7TJ

£120,000



Discover comfortable and convenient independent living in this beautifully presented one-bedroom, first-floor apartment at Parsonage Court, Highworth – tailored for those aged 55 and over, offered with no onward chain!

Nestled within a highly sought-after development designed for independent living, this charming apartment offers a peaceful and secure environment. With its prime first-floor position, accessible by stairlift, and a host of on-site amenities, it presents an ideal opportunity for those seeking a relaxed and fulfilling lifestyle.

- Over 55s Only
- No Chain
- Beautiful Communal Gardens
- First Floor

Bedrooms: 1 | Bathrooms: 1 | Receptions: 1

Property Type: Flat

Council Tax Band: C



Discover comfortable and convenient independent living in this beautifully presented one-bedroom, first-floor apartment at Parsonage Court, Highworth – tailored for those aged 55 and over, offered with no onward chain!

Nestled within a highly sought-after development designed for independent living, this charming apartment offers a peaceful and secure environment. With its prime first-floor position, accessible by stairlift, and a host of on-site amenities, it presents an ideal opportunity for those seeking a relaxed and fulfilling lifestyle.

Step inside to find a welcoming entrance hall leading to a bright and spacious living/dining room, offering delightful views over the meticulously maintained communal gardens. The re-fitted kitchen boasts a new oven and hob, making meal preparation a joy. The apartment also features a comfortable double bedroom with fitted wardrobes, providing ample storage, and a modern re-fitted shower room.

The property benefits from modern electric radiator heating and double glazing, ensuring a warm and energy-efficient home. Residents of Parsonage Court enjoy access to a communal lounge, an additional lounge/conservatory, a laundry room, and residents' parking. The beautiful communal gardens provide a serene outdoor space to relax and socialise, and a visitors' cottage is available for guests.

Situated in Parsonage Court, SN6 7TJ, this apartment is just a short, level walk from Highworth's charming High Street, offering easy access to local shops and amenities. The development also includes a house manager, a 'Call Care' emergency system, and updated plumbing for your peace of mind.

Key Features:

- Exclusively for those aged 55 and over
- No onward chain for a smooth move
- Bright living/dining room overlooking communal gardens
- Re-fitted kitchen with new oven and hob
- Double bedroom with fitted wardrobes
- Modern re-fitted shower room
- Modern electric radiator heating and double glazing
- Access to communal gardens, lounge, laundry room, and parking
- First-floor apartment with stairlift access
- Updated toilet system, newly fitted stop-cock, and 'Call Care' emergency system

Leasehold Information:

- Lease Remaining: Approximately 62 years (99-year lease from 1st January 1986)
- Annual Maintenance Charge: £3309
- Annual Ground Rent: £450

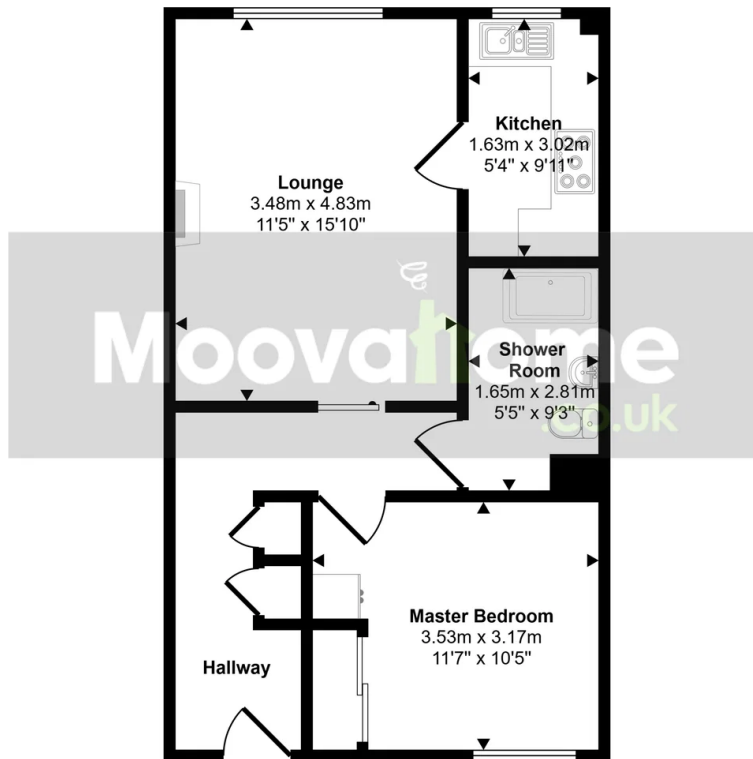
Room Sizes:

Floor Area: 484 sq ft





Approx Gross Internal Area
49 sq m / 531 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	70	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Moovahome

20 Ergo Business Park Kelvin Road, Swindon, SN3 3JW

01793 512345

hello@moovahome.co.uk

<https://moovahome.co.uk/>

