



Fitzwarren Court, Kingsdown Road, Swindon, SN3 4TD

£170,000
(Leasehold)

Hanley's

A beautifully presented two bedroom ground floor retirement property within the popular Fitzwarren Court development. The spacious and well appointed apartment is offered for sale with NO ONWARD CHAIN. The accommodation comprises: Entrance hall with storage and walk-in cupboard with plumbing for a washing machine, living/dining room with door opening to the front which is open to the fitted kitchen with built-in fridge/freezer, oven, hob and extractor fan over, two good sized bedrooms and stylish wet room which can be accessed from both the hallway and the master bedroom. Fitzwarren Court was built in 2015 and is managed by Methodist Homes (MHA) and provides a number of benefits which include an elegant residents lounge and restaurant, hair and beauty salon, lifts to all floors, residents car park and well maintained communal gardens. Some additional MHA services are available including maintenance or domestic service and laundry service available on request with an additional charge.

A lease of 125 years was granted from 1st March 2014. The current charges (2026) for a two bedroom apartment are: Service charge of £928.37 per month. Ground rent: There is a nominal peppercorn rent if demanded. An administration charge and a contribution to the contingency fund are payable on resale. All information regarding charges, what these include and additional care services are detailed in the 'Fitzwarren Court-Key Facts for Leaseholders (2025/26)', available on request.



1 Wet Room



2 Bedrooms



1 Reception

EPC: TBA

Council Tax Band: B

Tenure: Leasehold



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GROUND FLOOR
714 sq.ft. (66.3 sq.m.) approx.



