33 Priory Manor, Chastleton Road, Swindon, Wiltshire, SN25 2GZ

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Nestled in the tranquil setting of Priory Manor on Chastleton Road, Swindon, this delightful retirement apartment offers a perfect blend of comfort and convenience for those aged over 55. Built in 2006, this well-maintained property spans an impressive 890 square feet and is situated on the second floor, easily accessible via a lift.

Upon entering, you are greeted by a private entrance hallway that leads into a spacious 21-foot lounge diner, complete with a Juliet balcony that invites natural light and fresh air. The apartment features two well-proportioned bedrooms, including a master suite with an ensuite shower, ensuring privacy and comfort for residents and guests alike. The kitchen is equipped with integrated appliances, making meal preparation a breeze.

Residents of Priory Manor can enjoy a vibrant community atmosphere, with a large communal social lounge that includes a dining area and kitchen, perfect for gatherings and social events. The south-west facing patio terrace, adorned with a newly installed gazebo, provides a lovely outdoor space to relax and enjoy the views of the public open space.

Additional amenities include on-site parking on a first-come, first-served basis, an on-site manager available Monday to Friday from 9 am to 5 pm, and an emergency call system for peace of mind. This apartment not only offers a comfortable living space but also a supportive community environment, making it an ideal choice for those looking to embrace a fulfilling retirement lifestyle.

Description

Comprising gated entrance, communal hallway, private hallway, lounge dining room, kitchen, two bedrooms, en-suite, main shower room, two hallway cupboards. The site is secured by metal fencing and a coded gate access into the external grounds, a further code/fob allows access into the building. The communal entrance hallway provides much seating and offers access to the communal lounge dining room which also benefits from a kitchen and french doors onto a large south west facing patio terrace overlooking public open space to the rear. The apartment has its own entrance hallway off the communal hallway with doors leading to the two bedrooms, main bathroom, two store cupboards and the lounge diner. The kitchen is situated off the lounge diner and french doors open to a Juliet balcony. Bedroom one has two built in wardrobes and an en-suite shower room. There is a further small double bedroom and a main bathroom. The apartment benefits from its own gas central heating provided by a gas boiler. Water is provided by the building as is building insurance, cleaning and maintenance of the internal and external communal areas (inc. window exterior).

Monthly service charge: £357.75

12 month ground rent: £516.48

Ground rent due for review: 30/09/2034 by Retail Prices Index (RPI), collected by E&J Estates.

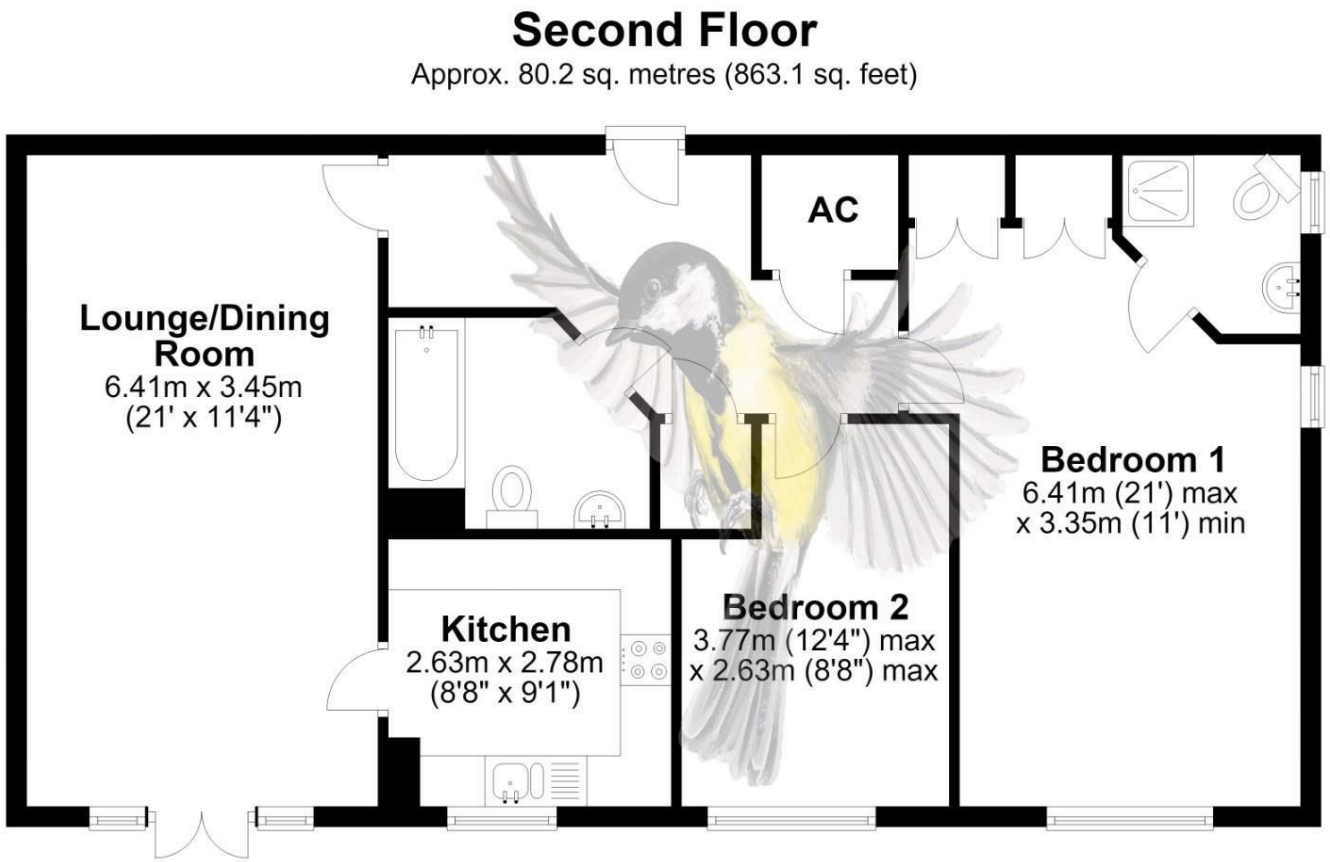
Length of lease: 999 years from 30/09/2004

Resale fees: 1% to reserve fund

Situation

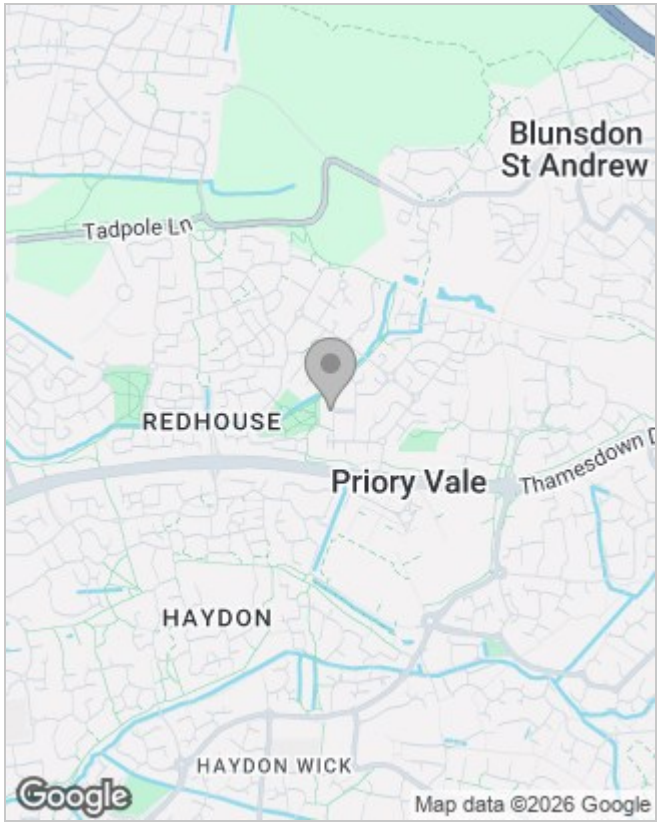
North Swindon offers many supermarkets such as ASDA, Morrisons and Aldi. The Orbital shopping centre (10 minute walk) has a variety of clothes and homeware shops (M&S), barbers, cafes and restaurants along with a public library. You are never far away from handy rows of convenience shops, as they are dotted around and about such as Redhouse (5 minute walk), St. Andrews Ridge, Greenmeadow, Taw Hill and Rodbourne Cheney as some examples. Doctors, dentist and hairdressers are also available within the immediate area. There are a variety walks around the area with much green public open space. The town centre is a 4.5 mile drive away with plenty of buses running every 10 minutes from The Orbital Centre, the train station offers links to London, Bath and Bristol to name a few. The M4 and links to the M5 are also within 3-4 miles of the area depending on which route is taken and part of the town you are heading from.

Floor Plans

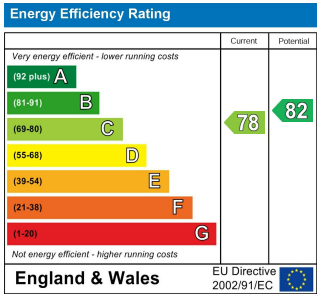


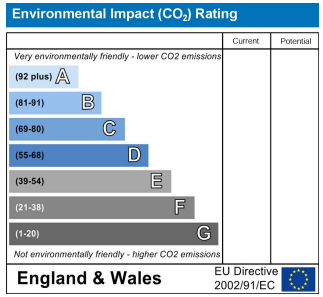
Total area: approx. 80.2 sq. metres (863.1 sq. feet)

Area Map



Energy Performance Graph





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