



Cobbett Court, Hammond Close, Highworth, SN6 7AE

£120,000
(Leasehold)

Hanley's

Cobbett Court, Hammond Close, Highworth, SN6 7AE

A one bedroom McCarthy & Stone built first floor retirement apartment set in this sought after development just a short level walk from the High Street and Market Place. The property offers well presented accommodation which briefly comprises: entrance hall with large storage cupboard, living room/ dining room, fitted kitchen with built in oven, hob, extractor, fridge and free standing freezer, double bedroom with built-in wardrobe and shower room. Further benefits include night storage heating, double glazing, call-care alarm, an elegant residents' lounge, laundry room, on-site house manager, communal gardens and residents' parking. The property is offered for sale with **NO ONWARD CHAIN**. Leasehold property. A lease of 125 years was granted from 2007. There is a current management charge of £1527.68 and ground rent of £212.50, both payable twice a year, February and August.



1 Shower Room



1 Bedroom



1 Reception

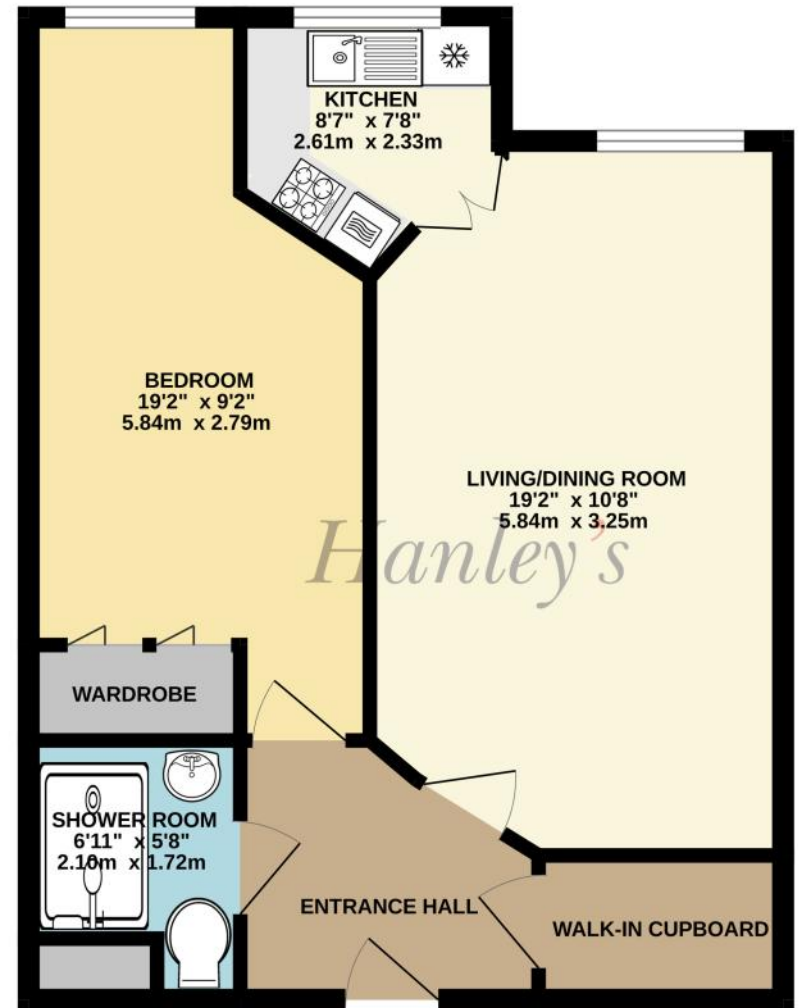
EPC: B 84

Council Tax Band: C

Tenure: Leasehold



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TOTAL FLOOR AREA : 508 sq.ft. (47.2 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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