



Flat 24, Goddard Court Cricklade Street, Old Town, Swindon, Wilts, SN1
£850 Per Month

SWINDON
HOMES 
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**** RETIREMENT PROPERTY ** ONE BEDROOM ** ON SITE PARKING ** MUST BE 60 YEARS OLD PLUS**
Swindon Homes are pleased to let this spacious one bedroom, 2nd floor apartment for the over 60's only. The accommodation comprises : communal entrance lobby with stairs or lift to all floors, door to apartment entrance hall, lounge / diner, kitchen, double bedroom, and recently fitted wet room. Further benefits include double glazed windows, electric heating with a new electric boiler, and parking to the rear. There is also a laundry room and a communal lounge.

Goddard Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 35 properties arranged over 3 floors each served by lift. The Development Manager can be contacted from various points within each property in the case of an emergency.

Communal Entrance

Main Entrance from Cricklade Road in entrance lounge with access to stairs and lift to all floors, communal lounge, laundry room, access to rear car park.

Entrance Hall

Electric economy 7 wall heater, intercom system, doors to rooms, door to communal landing

Lounge Diner

11'11" x 14'3" narrowing to 12'7" (3.64 x 4.35 narrowing to 3.86)

Electric economy seven wall heater, UPVC double glazed window to side, storage cupboard, laminated flooring, double doors to kitchen





Kitchen

5'9" x 7'3" (1.76 x 2.21)

Fan assisted electric heater, UPVC double glazed window to side, modern kitchen comprising of a range of low and eye level cupboards with matching work surfaces and tiled splashbacks, stainless steel single sink unit with mixer tap over ,integrated ceramic electric hob with electric oven under, fridge,[space for freezer] microwave oven, vinyl flooring.

Double Bedroom

15'5" narrowing to 12'7" x 8'7" (4.72 narrowing to 3.86 x 2.64)

Electric economy 7 wall heater, UPVC double glazed window to side, built in double mirror door wardrobe



Shower Room

6'9" x 5'10" (2.06 x 1.78)

Extractor fan, obscure UPVC double glazed window to rear, electric chrome effect heated towel rail, fan assisted electric heater, refitted suite comprising of : w.c., sink vanity unit, large walk in shower with shower seat and screen and shower over, electric shaver point, wall mirror, fully tiled walls, vinyl flooring

Tenure Leasehold

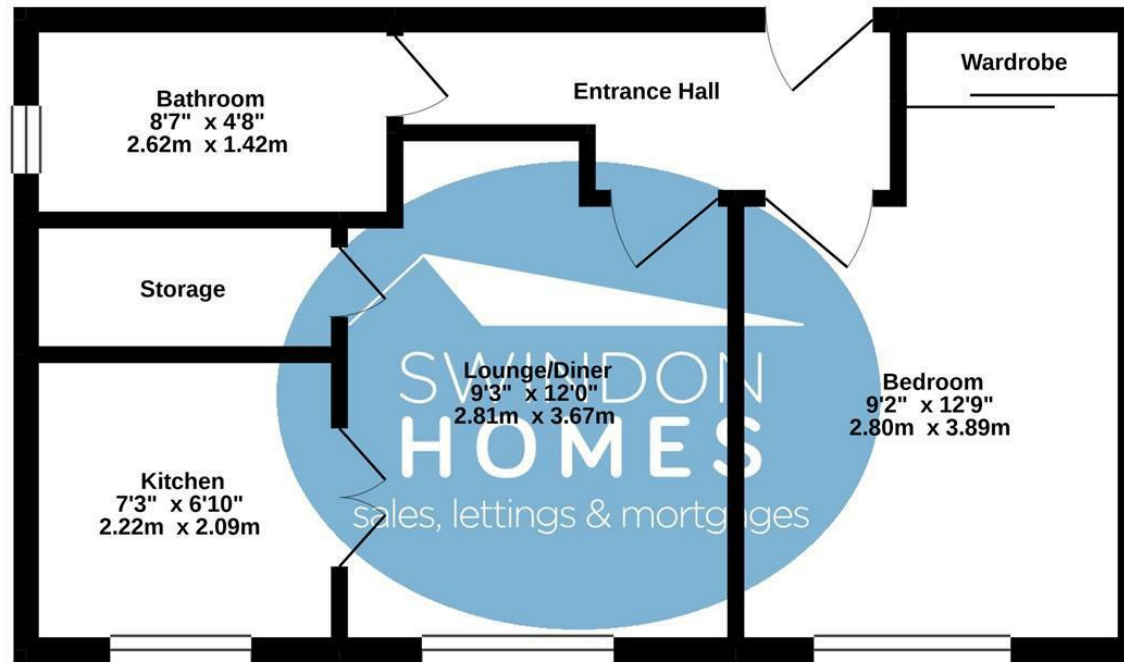
Leasehold length 122 years.

Landlord will pay for the water.

Tenant pays for Council Tax and Electric



GROUND FLOOR



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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC