



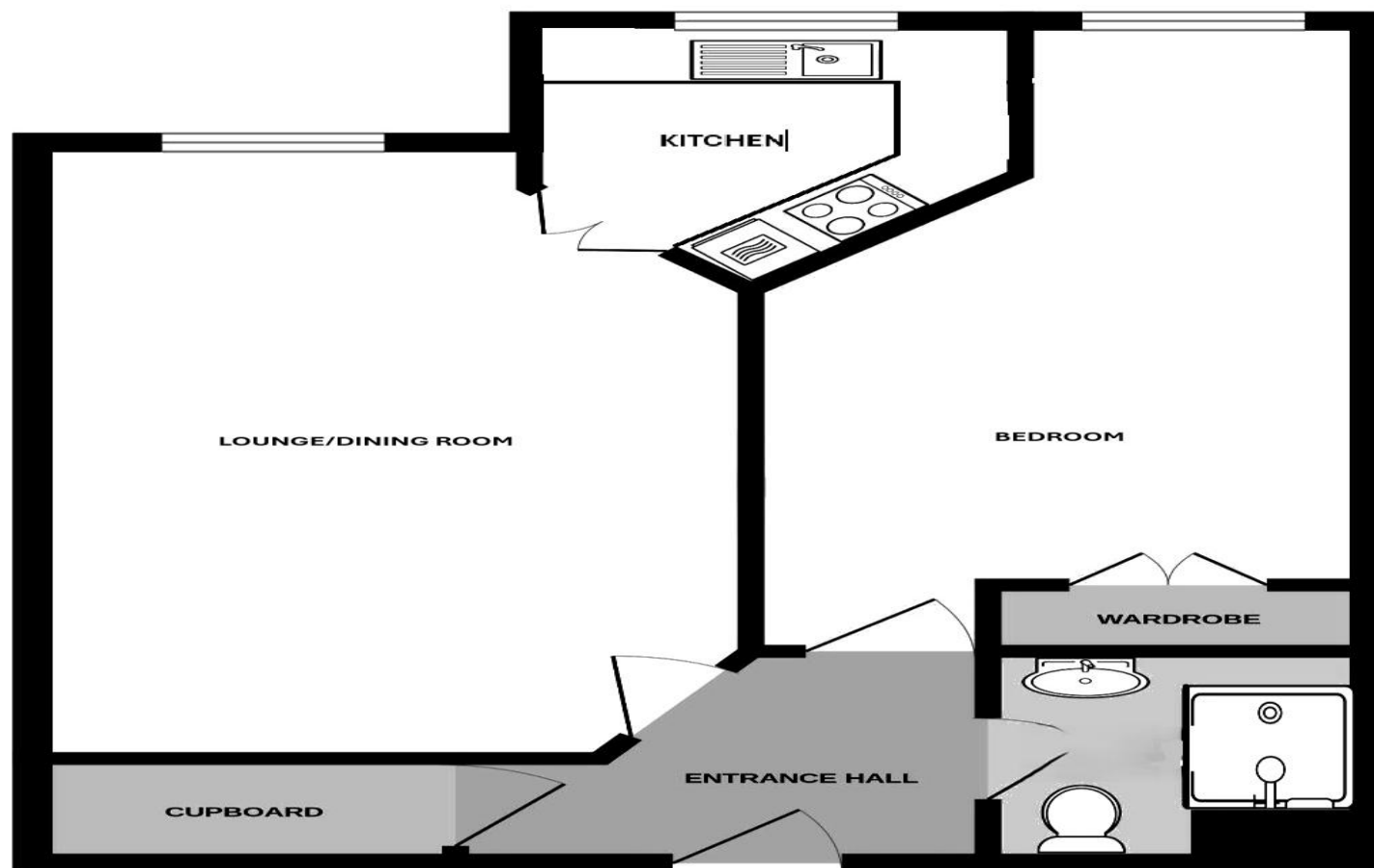
Cobbett Court Hammond Close, Highworth Swindon SN6 7AE

welcome to

Cobbett Court Hammond Close, Highworth Swindon

A one-bedroom McCarthy & Stone ground-floor retirement apartment, conveniently located within walking distance of Highworth's High Street. Featuring a lounge/diner, kitchen, double bedroom, shower room and private patio, plus residents' lounge, parking, gardens and House Manager.





Communal Hall

Entrance Hall

Lounge/Diner

Kitchen

Bedroom

Shower Room

Patio

Parking

welcome to

Cobbett Court Hammond Close, Highworth Swindon

- Ground Floor Retirement Apartment
- One Bedroom
- Lounge/diner
- Kitchen
- Modern Fitted Shower Room

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 212.67

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Nov 2007.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Please note the marker reflects the
postcode not the actual property

view this property online allenandharris.co.uk/Property/HWT106727



Property Ref:
HWT106727 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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allen & harris



01793 762407



Highworth@allenandharris.co.uk



40A High Street, HIGHWORTH, Wiltshire, SN6
7AQ



allenandharris.co.uk