



Cobbett Court, Hammond Close, Highworth, SN6 7AE

£120,000
(Leasehold)

Hanley's

Cobbett Court Hammond Close Highworth SN6 7AE

A well-presented one-bedroom apartment, situated on the second floor of this sought-after McCarthy & Stone development for the over 60's, just a short level walk from the High Street. The accommodation includes an entrance hall with a generous storage/airing cupboard and fitted storage/book shelves, living/dining room with far reaching rural views, fitted kitchen with built-in fridge, freezer, oven and hob with extractor fan over, shower room and double bedroom with built-in wardrobe. Further benefits include night-storage heating, double glazing, a call-care alarm system, elegant residents' lounge, laundry room, on-site house manager, attractive communal gardens, and residents' parking.

Leasehold property. A lease of 125 years was granted from 2007. There is a current management charge of £1614.44 and ground rent of £212.50 payable 6 monthly (1st March-31st August 2026).



1 Shower Room



1 Bedroom



1 Reception

EPC: B 82

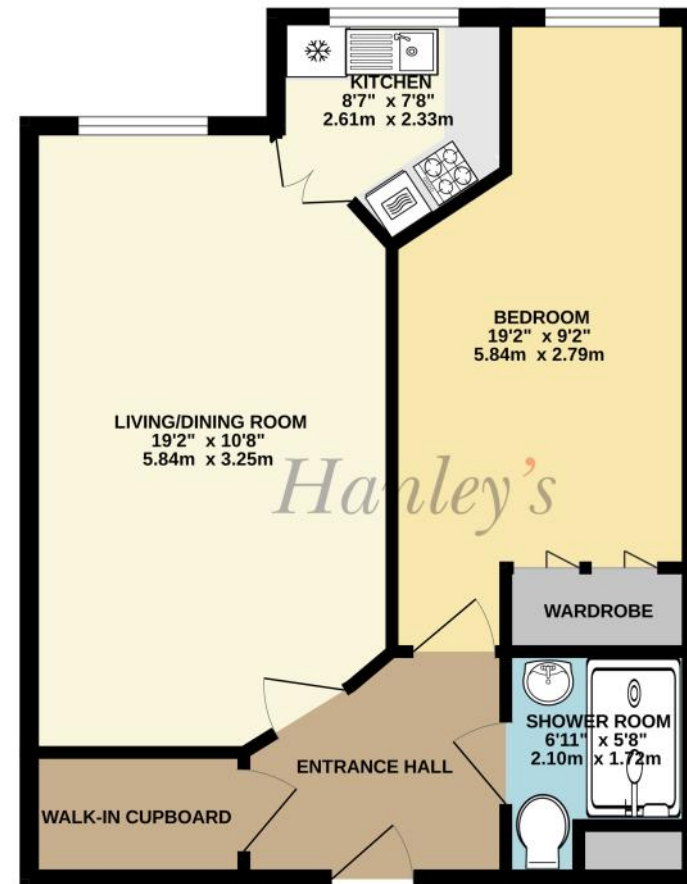
Council Tax Band: C

Tenure: Leasehold



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FIRST FLOOR
508 sq.ft. (47.2 sq.m.) approx.



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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Atrium/Lobby



Laundry Room



Residents Lounge



Communal Gardens/Parking