

for sale

£195,000



## Banks Place Moormead Road Wroughton Swindon SN4 9BJ

Offered with NO onward chain is this spacious and modern, ground floor apartment which offers independent living within a great community for over 60's. These apartments don't come up often!

Viewing is highly recommended!

# Banks Place Moormead Road Wroughton Swindon SN4 9BJ

## Apartment Features

### **Entrance Hall**

Access to the Bedroom, Shower Room and Lounge through to the Kitchen, Utility Cupboard

### **Living Room**

Double Glazed Window and Door to Garden, Electric Feature Fire, Door to Kitchen

### **Kitchen**

Double Glazed Window to Garden, Range of White Gloss Wall and Base Units with Work Surface and Matching Up Stands, Inset Stainless Steel Sink with Draining Board and Mixer Tap, Built In Oven, Electric Hob with Splash Back and Extractor Hood Over, Integrated Fridge / Freezer, Tiled Floor, Spot Lights

### **Bedroom**

Double Glazed Window to Garden, Door to Walk in Wardrobe with Auto-Light, Hanging Rails and Shelving

### **Shower Room**

Three Piece White Suite Comprising of WC with Concealed Cistern, Vanity Sink Unit and Walk in Double Shower Unit with Rainfall Shower, Tiled to Water Sensitive Areas and Tiled Floor, Chrome Heated Towel Rail, Spot Lights

### **Garden**

Small Private Patio Area



## Other Features

### **Communal Garden**

Landscaped and Maintained Lawn Area for any of the Homeowners to use.

### **Parking**

Car parking is available with a yearly permit at a charge of around £250 per annum (subject to availability).

## **Service Charge Inclusions**

What your service charge pays for:

- o House Manager who ensures the development runs smoothly
- o All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- o 24 hr emergency call system
- o Monitored fire alarms and door camera entry security systems
- o Maintaining lifts
- o Heating and lighting in communal areas
- o Contingency fund including internal and external redecoration of communal areas
- o Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.





Total floor area 53.2 m<sup>2</sup> (573 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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3-5 Victoria House, Albert St  
 SWINDON SN1 3BG

Property Ref: SND103078 - 0009

Tenure:Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 2529.11

Ground Rent: 425.00

**view this property online**  
**[connells.co.uk/Property/SND103078](http://connells.co.uk/Property/SND103078)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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