

for sale

guide price **£165,000** Leasehold



## Fitzwarren Court Kingsdown Road South Marston Swindon SN3 4TD

- Energy Rating: C
- Ground Floor 2 Bedroom Apartment
- Retirement Complex
- Utilities Included in Service Charge
- Resident Parking
- Pets Welcome
- Viewing Highly Recommended!



# Property Details

## Internal Features

### Entrance Hall

Large Entrance Hall with access to all Bedrooms and the Jack and Jill Wetroom, Storage Cupboard and Utility Cupboard with Space and Plumbing for Washing Machine

### Living / Dining Room

Double Glazed Window and Door to the Rear, Telephone Entry System, Radiator

### Kitchen

Range of Wall and Base Units with Work Surface Over, Tiled Splash Back all around, Inset Stainless Steel Sink with Draining Board and Mixer Tap, Built In Oven, Electric Hob with Extractor Hood Over, Integrated Fridge / Freezer

### Bedroom 1

Double Glazed Window to Rear, Radiator, Access to Jack & Jill Wetroom

### Jack & Jill Wetroom

WC with Concealed Cistern, Wash Hand Basin and Walk in Shower, Tiled to Water Sensitive Areas, Pull Cord in case of an Emergency.

### Bedroom 2

Double Glazed Window to Rear, Radiator

### External Features Communal Garden

Access to Communal Gardens which are maintained through the service charge.

### Parking

Residents Parking on site

### Service Charge

The charges include;

\*All utility bills and TV license (the residents are added to our concessionary license) - council tax is not part of the charges.

\*1 hour's cleaning per week

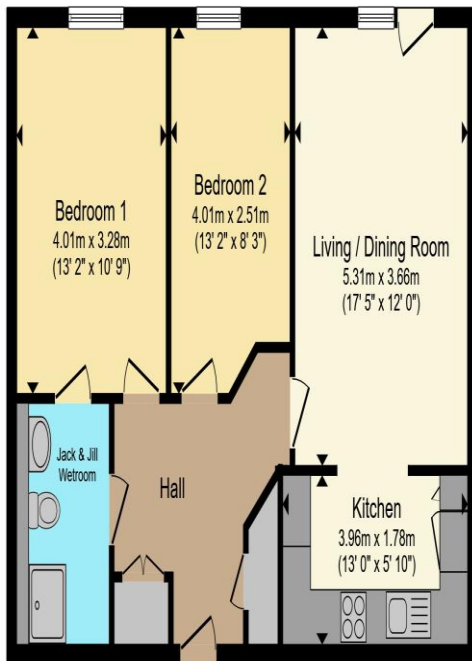
\*Wellbeing call once a day

\*Communal activities in the afternoons

\*Personal alarm pendent (24 hours)

\*Staff on site 24/7

\*This covers communal cleaning and maintenance, external window cleaning, water and sewerage, heating, lighting for the communal areas, buildings insurance and estate management.



Ground Floor

Total floor area 65.7 m<sup>2</sup> (707 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

**T 01793 461757**

**E [swindonoldtown@connells.co.uk](mailto:swindonoldtown@connells.co.uk)**

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

Property Ref: SND103209 - 0005

Tenure:Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 12070.44

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Mar 2014. 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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