

for sale

offers in the region of **£220,000**



Blunsdon Court Lady Lane Swindon SN25 2NA

NO ONWARD CHAIN! This well-presented Southerly facing **ONE BEDROOM OVER 60's** retirement living is located in the desirable area of **BLUNSDON NORTH SWINDON. RESIDENTIAL PARKING.** House Manager and 24 hour emergency care call out system.



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Accommodation Details Entrance Hall

Doors to communal entrance hall. Door to the lounge, bathroom and bedroom. Airing cupboard. Intercom.

Lounge

18' 6" x 10' (5.64m x 3.05m)

Two double glazed window to the front aspect. Two double glazed window to the side aspect. Door to the kitchen. Television point. Telephone point.

Kitchen

7' 9" x 7' 2" (2.36m x 2.18m)

Double glazed window to the front aspect. Fully fitted kitchen with a range of base and wall mounted units comprising of cupboards and drawers. Sink with drainer and mixer tap. Integrated fridge freezer, oven, four ring electric hob and cooker hood. Tiled splash back.

Bedroom

12' 7" x 12' 6" (3.84m x 3.81m)

Irregular shaped room. Double glazed window to the front aspect. Large walk-in-wardrobe. Television point. Telephone point.

Shower Room

Three piece suite comprising of Low Level WC, wash hand basin with vanity and walk-in-shower. Extractor fan. Heated towel rail. Fully tiled.

External Features Parking

There is residential parking and permit parking at an additional cost



Agent Note:

As part of being a resident in Blunsdon Court you will also benefit from the following.

- Services with house manager on duty between 9:30am and 2:30pm between Monday and Friday. Out of hours emergency call outs handled by a call centre

- Facilities: Lift access to all levels, communal lounge with small kitchen. There is a guest suite, landscaped gardens, patio and private parking. Secure door entry systems. Emergency alarm call systems.

- Accessibility: Conveniently situated, and close to the Orbital shopping centre with stores including Asda, Marks and Spencers, Next, Boots and Costa Coffee. The gym, library, Dentist and Doctors surgery are close by

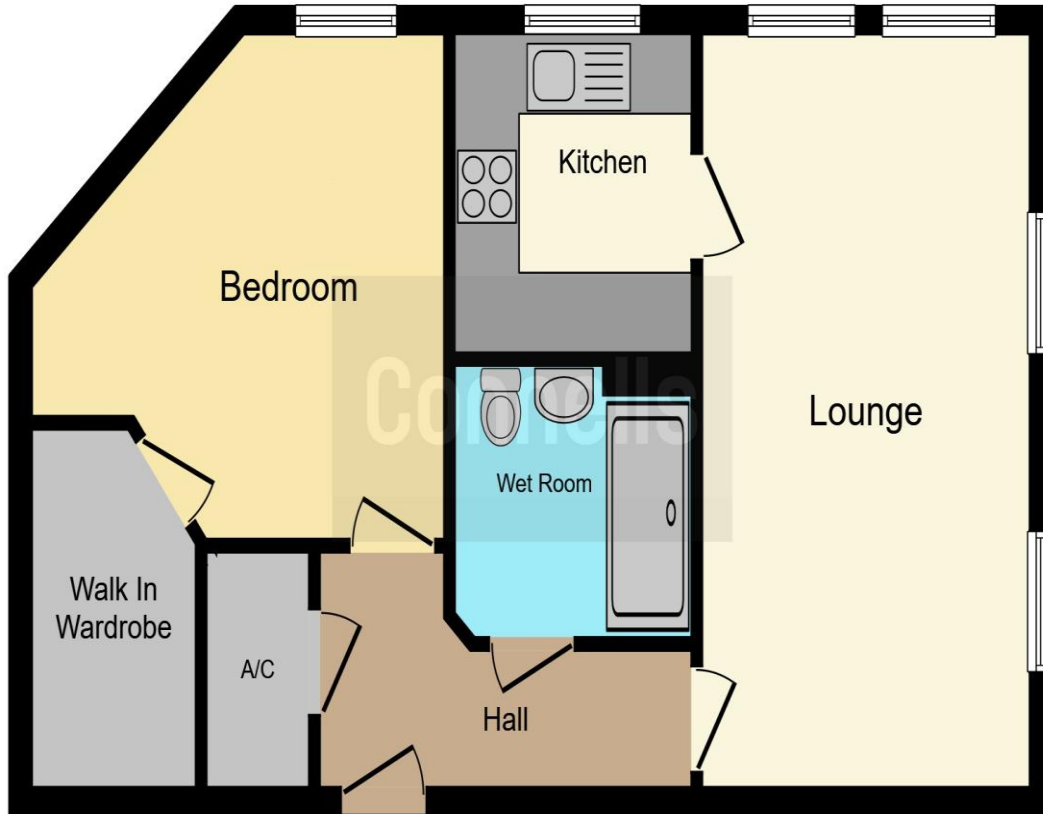
- Life Style: There are varied social calendar. This includes weekly coffee morning, film nights, suppers, quizzes and other interesting events.

- Minimum age to purchase is 55 years old

- Pets are welcome subject to the terms of the lease

- Parking- Car parking is available with a yearly permit at a charge around £250 per annum for which there might be a waiting list. At time of publishing spaces are available.





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.focalagent.com

To view this property please contact Connells on

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Unit B11 North Swindon District Centre Thamesdown Drive
 SWINDON SN25 4AN

Property Ref: SDN313704 - 0005

Tenure:Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2760.00

Ground Rent: 360.00

view this property online connells.co.uk/Property/SDN313704

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2015. 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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