



Flat 9, Cobbett Court, Hammond Close, Highworth, SN6 7AE

£170,000
(Leasehold)

Hanley's

Flat 9 Cobbett Court Hammond Close Highworth SN6 7AE

A beautifully presented two bedroom ground floor apartment in the popular over 60's Cobbett Court development, just a short level walk of the High Street and local amenities. The accommodation comprises: Entrance hall with storage/airing cupboard, fitted kitchen with built-in oven, hob with extractor hood over, fridge and freezer, two double bedrooms; master with built in wardrobes and up-dated shower room. Further benefits include 'Sun flow' electric radiator heaters, 24 hour call line, on-site house manager, an elegant residents lounge, residents' parking, laundry room and communal gardens.

Leasehold property with C.109 years remaining. A lease of 125 years was granted from 2007. The current maintenance charge from 1st March 2023– 31st August 2023 (6 months) is £2,382.17. Ground Rent from 1st March 2023 to 31st August 2023 (6 months) is £215.50. Both ground rent and maintenance charges are paid twice yearly in March and September.



1 Bathroom



2 Bedrooms



1 Reception

EPC: C79

Council Tax Band: C

Tenure: Leasehold

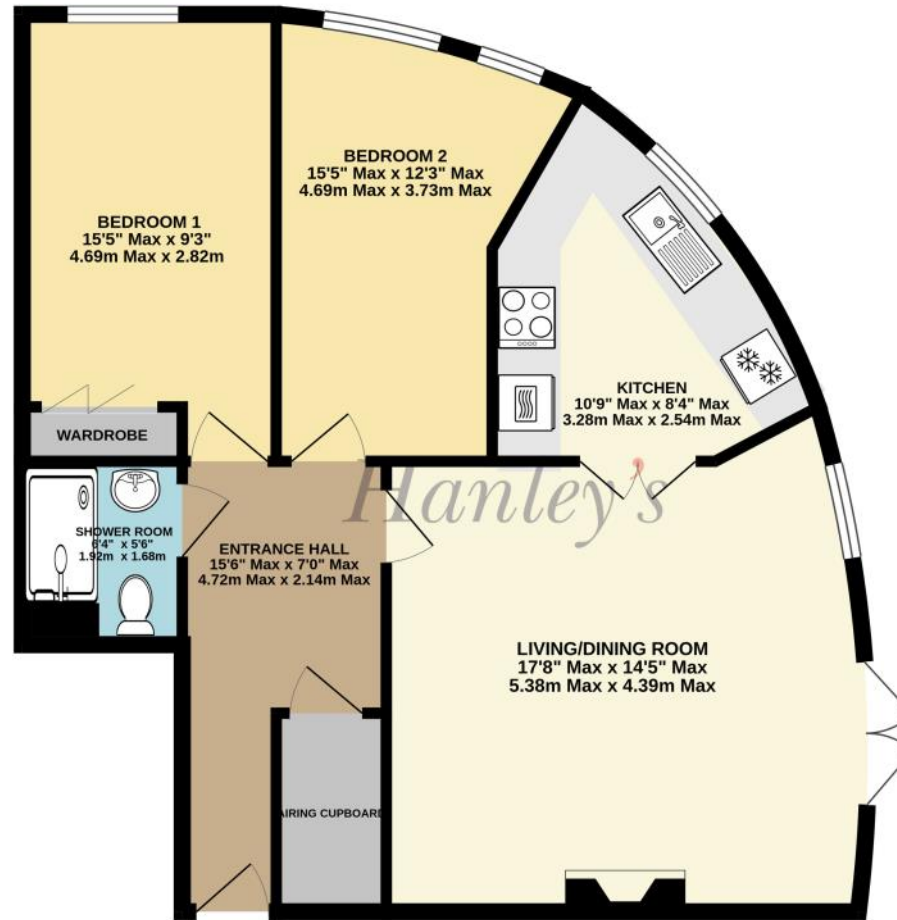


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GROUND FLOOR
753 sq.ft. (69.9 sq.m.) approx.



TOTAL FLOOR AREA : 753 sq.ft. (69.9 sq.m.) approx.

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