



Cobbett Court, Hammond Close, Highworth, SN6 7AE

£170,000
(Leasehold)

Hanley's

Cobbett Court Highworth SN6 7AE

A beautifully presented two bedroom second floor flat situated in this popular development for the over 60's, offered for sale with NO ONWARD CHAIN. The accommodation comprises: entrance hall with two storage cupboards and airing cupboard, living/dining room with far reaching distant views and feature fireplace with electric fire, fitted kitchen with integrated fridge, freezer, oven and hob with extractor fan over, re-fitted shower room and two good sized bedrooms; one with built-in wardrobes. The property benefits from alarm system, electric radiator heaters and double glazing. Further benefits of Cobbett Court include elegant residents' lounge, laundry, communal gardens, residents' parking, 24hr Call-Care help line and on-site house manager. Cobbett Court is situated within a short level walk of the High Street and Market Place and a bus stop is also close by.

Leasehold property. A lease of 125 years was granted from 2007. There is a ground rent charge of £247.50 paid twice a year and a current maintenance charge of £2382.17 paid twice a year.



1 Shower room



2 Bedrooms



1 Reception

EPC: C76

Council Tax Band: C

Tenure: Leasehold



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SECOND FLOOR
676 sq.ft. (62.8 sq.m.) approx.



