



Fitzwarren Court, Kingsdown Road, Swindon, SN3 4TD

£170,000
(Leasehold)

Hanley's

Fitzwarren Court

A beautifully presented two bedroom first floor retirement property within the popular Fitzwarren Court development. The spacious and well appointed apartment overlooks the attractive communal gardens and is offered for sale with NO ONWARD CHAIN. The accommodation comprises: Entrance hall with storage and walk-in cupboard, living/dining room with Juliet balcony offering far reaching rural views which is open to the fitted kitchen with built-in fridge/freezer, oven, hob and extractor fan over, two good sized bedrooms and stylish wet room which can be accessed from both the hallway and the master bedroom. Fitzwarren Court was built in 2015 and is managed by Methodist Homes (MHA) and provides a number of benefits which include an elegant residents lounge and restaurant, hair and beauty salon, lifts to all floors, residents car park and well maintained communal gardens. Partial and full care services are available by in-house carers at an additional cost.

A lease of 125 years was granted from 1st March 2014. The current charges (2024) for a two bedroom apartment are: Service charge of £431.85 per month and well being charge of £335.65 per month. An administration charge and a contribution to the Contingency fund are payable on resale. All information regarding charges, what these include and additional care services are detailed in the 'Fitzwarren Court -Key Facts for Leaseholders (April 2024)', available on request.



1 Wet Room



2 Bedrooms



1 Reception

EPC: B 83

Council Tax Band: B

Tenure: Leasehold



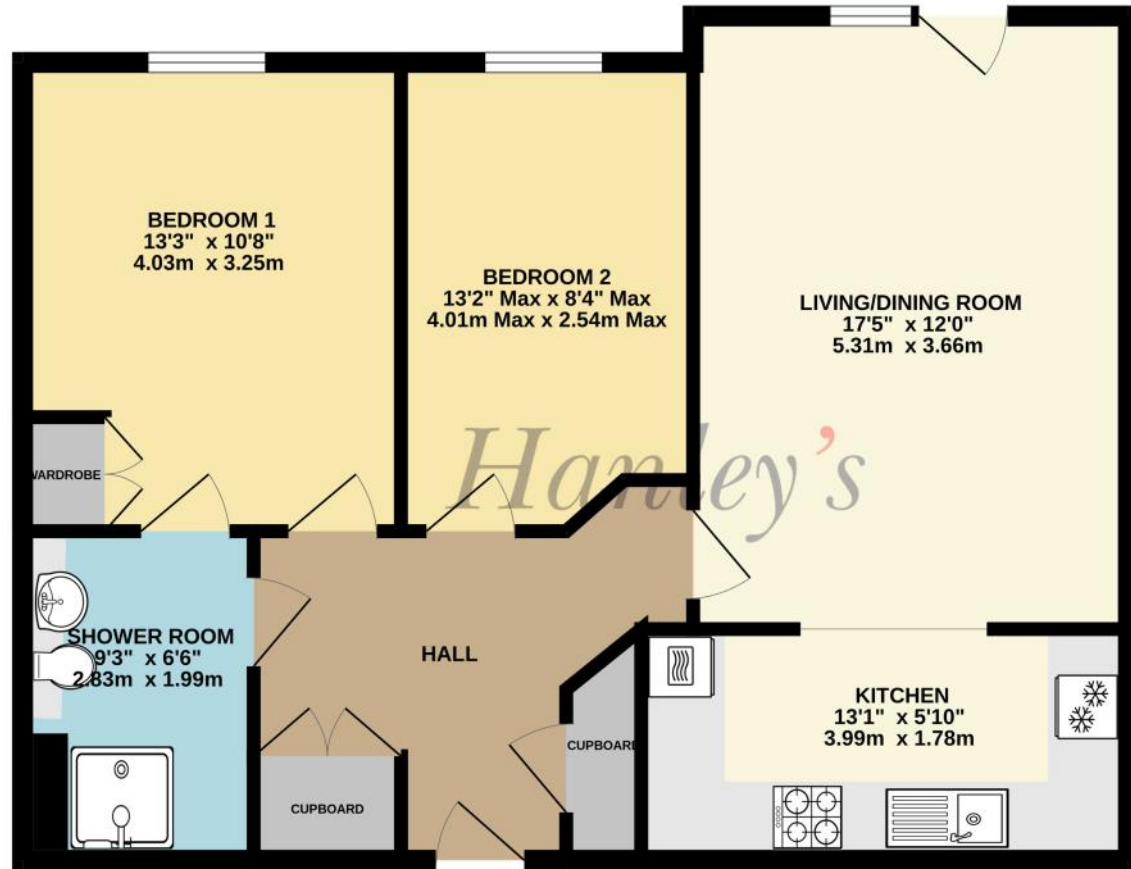
View from the living room



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FIRST FLOOR
714 sq.ft. (66.3 sq.m.) approx.



TOTAL FLOOR AREA: 714 sq.ft. (66.3 sq.m.) approx.

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