



Cobbett Court, Hammond Close, Highworth, SN6 7AE

£135,000
(Leasehold)

Hanley's

Cobbett Court Highworth SN6 7AE

An attractive one bedroom apartment overlooking the communal gardens within the sought after Cobbett Court development for the over 60's. Close to local amenities and within a short level walk of the High Street and Market Place. The second floor apartment offers spacious accommodation which comprises: entrance hall with large storage cupboard, living/dining room with feature fireplace and electric fire inset, large fitted kitchen with built-in oven, hob with extractor fan over, fridge and freezer, double bedroom with built-in double wardrobe and shower room. Further benefits include modern electric heating, 24 hour call line assistance, on-site house manager, an elegant residents' lounge, residents' parking, laundry room, guest suite available to rent per night and communal gardens. The property is offered with NO ONWARD CHAIN. Leasehold property. A lease of 125 years was granted from 2007. There is a management charge of £3176.22 per annum. Ground rent: £425 per annum.



1 Shower Room



1 Bedroom



1 Reception

EPC: B 81

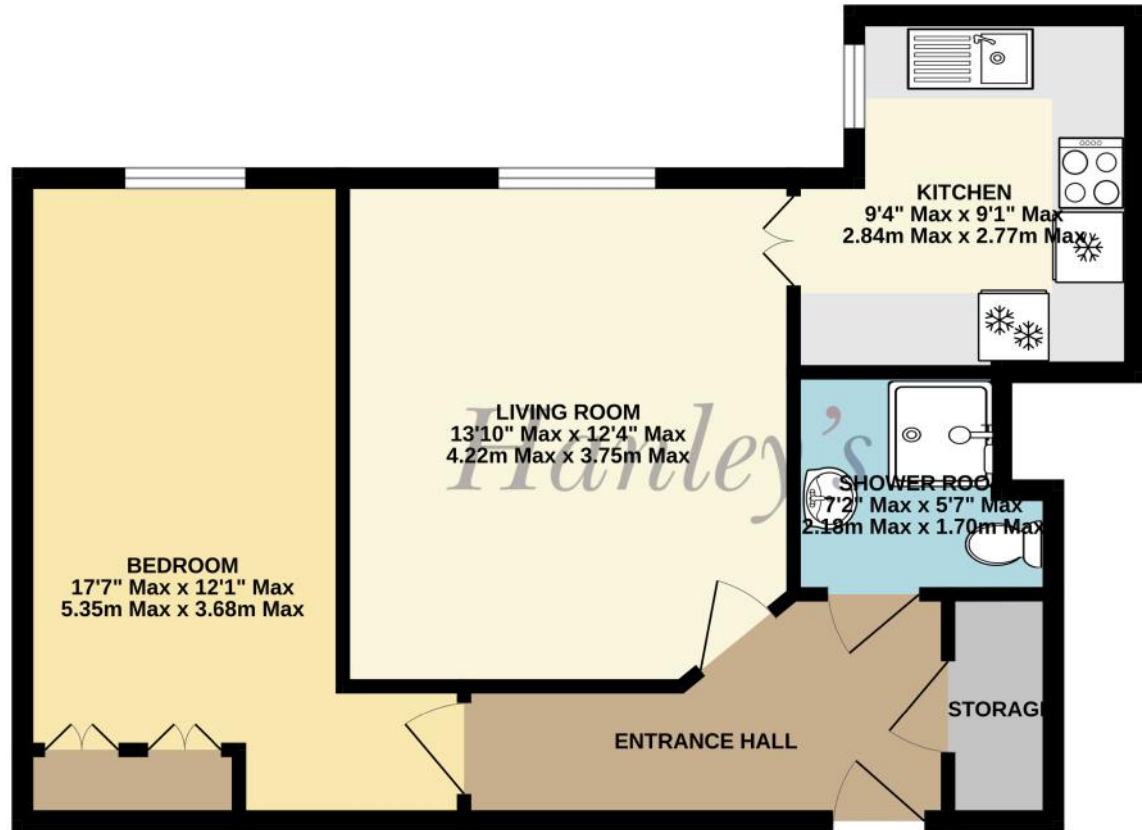
Council Tax Band: C

Tenure: Leasehold



DISCLAIMER. These particulars, whilst believed to be accurate are set out as a general outline for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Floor plan measurements and distances are approximate only. We have not carried out a detailed survey nor tested the services, appliances or specific fittings. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

SECOND FLOOR
536 sq.ft. (49.8 sq.m.) approx.



TOTAL FLOOR AREA : 536 sq.ft. (49.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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