



Cobbett Court, Hammond Close, Highworth, SN6 7AE

£135,000  
(Leasehold)

*Hanley's*

## Cobbett Court Highworth SN6 7AE

A well presented one bedroom first floor apartment in the sought after Cobbett Court development for the over 60's. Situated close to local amenities within a short level walk of the High Street. The accommodation comprises: entrance hall with large storage cupboard, living/dining room with fireplace with electric fire inset with double doors to the fitted kitchen with integrated oven, hob with extractor fan over, fridge and freezer, double bedroom with fitted wardrobes and bathroom with bath and shower over. Further benefits include night storage 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 £3110.88 per annum. Ground rent: £425 per annum.



**1 Bathroom**



**1 Bedroom**



**1 Reception**

**EPC: B87**

**Council Tax Band: C**

**Tenure: Leasehold**

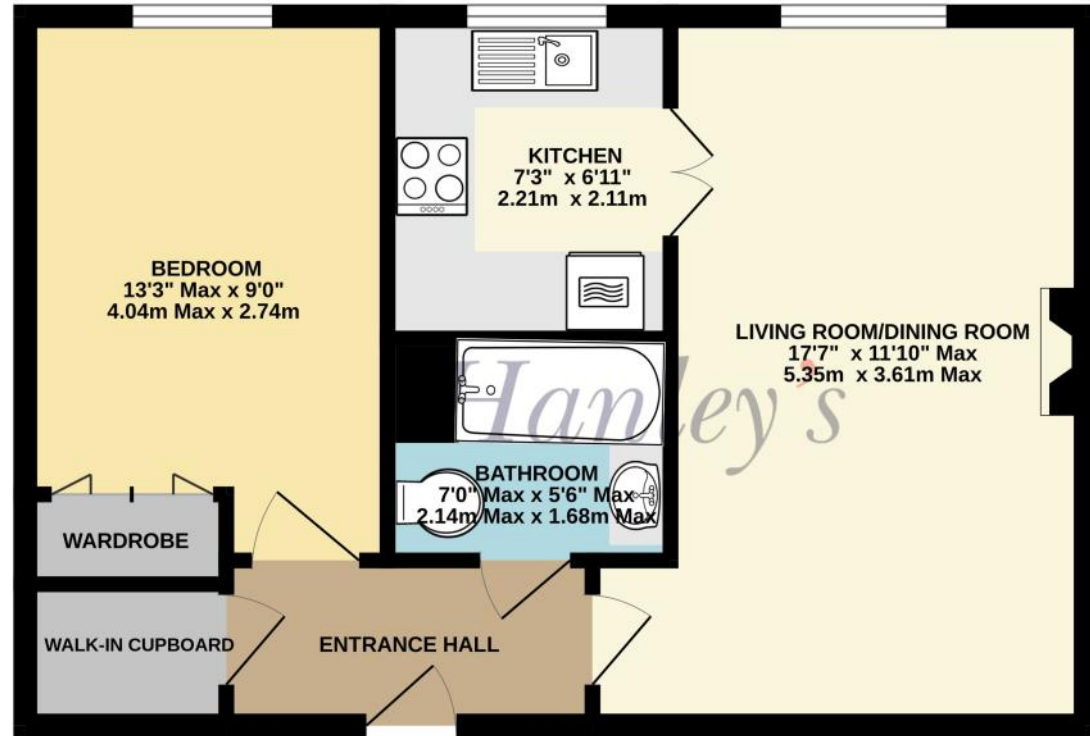


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Residents' communal areas

FIRST FLOOR  
457 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 457 sq.ft. (42.5 sq.m.) approx.

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