



Cobbett Court, Hammond Close, Highworth, Swindon, SN6 7AE

£168,000
(Leasehold)

Hanley's

Cobbett Court Hammond Close Highworth SN6 7AE

Situated in a popular development for the over 60's this spacious two bedroom first floor flat offers well presented accommodation comprising: Entrance hall with large walk-in airing cupboard, re-fitted shower room, two bedrooms; one with built-in double wardrobes, living/ dining room with feature fireplace with electric fire, kitchen with integrated eye level oven, hob with extractor hood over, fridge and freestanding freezer. Benefits include double glazing, updated 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.

Leasehold property. A lease of 125 years was granted from 2007. There is a management charge of £2348.48 and ground rent of £247.50 both are payable every six months. (March and August)



1 Shower Room



2 Bedrooms



1 Reception

EPC: B 81

Council Tax Band: C

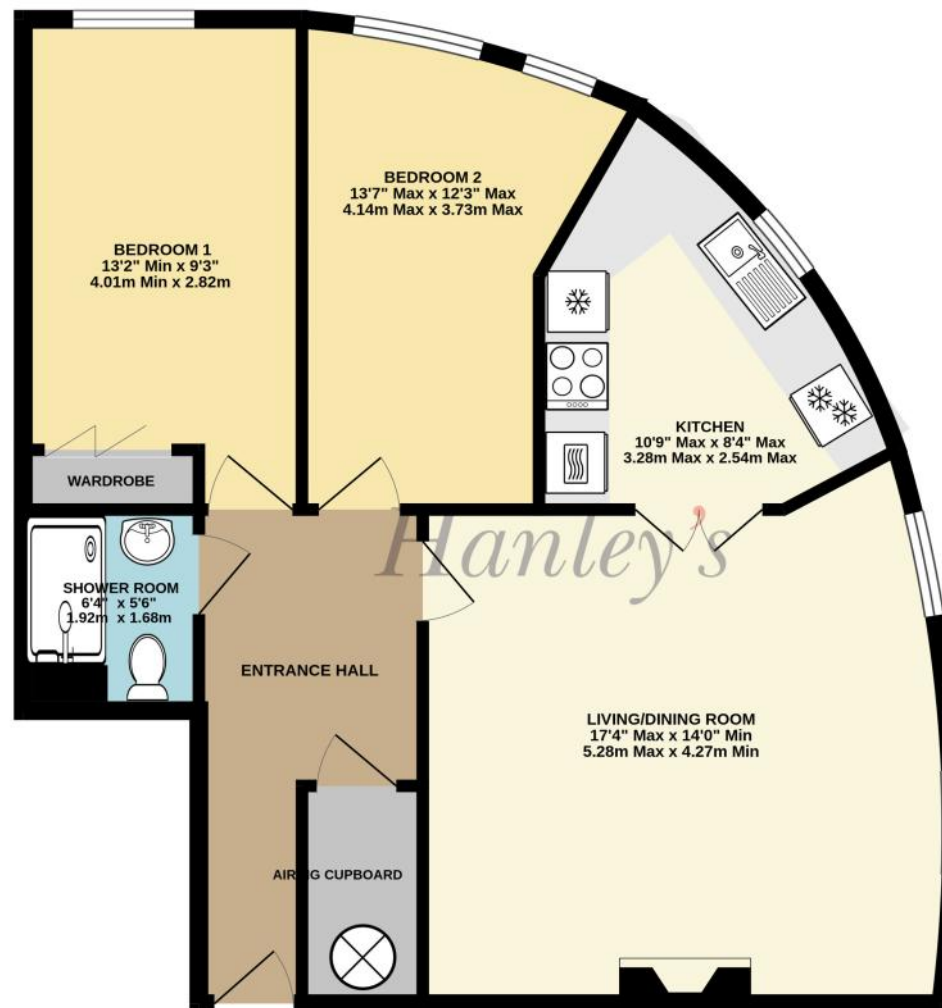
Tenure: Leasehold



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Residents' communal facilities and garden



TOTAL FLOOR AREA : 753 sq.ft. (69.9 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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