



Cobbett Court, Hammond Close, Highworth, SN6 7AE

£110,000
(Offers in excess of)

Hanley's

Cobbett Court, Hammond Close, Highworth, SN6 7AE

A one bedroom McCarthy & Stone built first floor retirement apartment set in this sought after development just a short level walk from the High Street and Market Place. The property offers well presented accommodation which briefly comprises: entrance hall with large storage cupboard, living room/ dining room, fitted kitchen with built in oven, hob, extractor, fridge and free standing freezer, double bedroom with built-in wardrobe and shower room. Further benefits include night storage heating, double glazing, call-care alarm, an elegant residents' lounge, laundry room, on-site house manager, communal gardens and residents' parking. The property is offered for sale with **NO ONWARD CHAIN**. Leasehold property. A lease of 125 years was granted from 2007. There is a current management charge of £1527.68 and ground rent of £212.50, both payable twice a year, February and August.



1 Shower Room



1 Bedroom



1 Reception

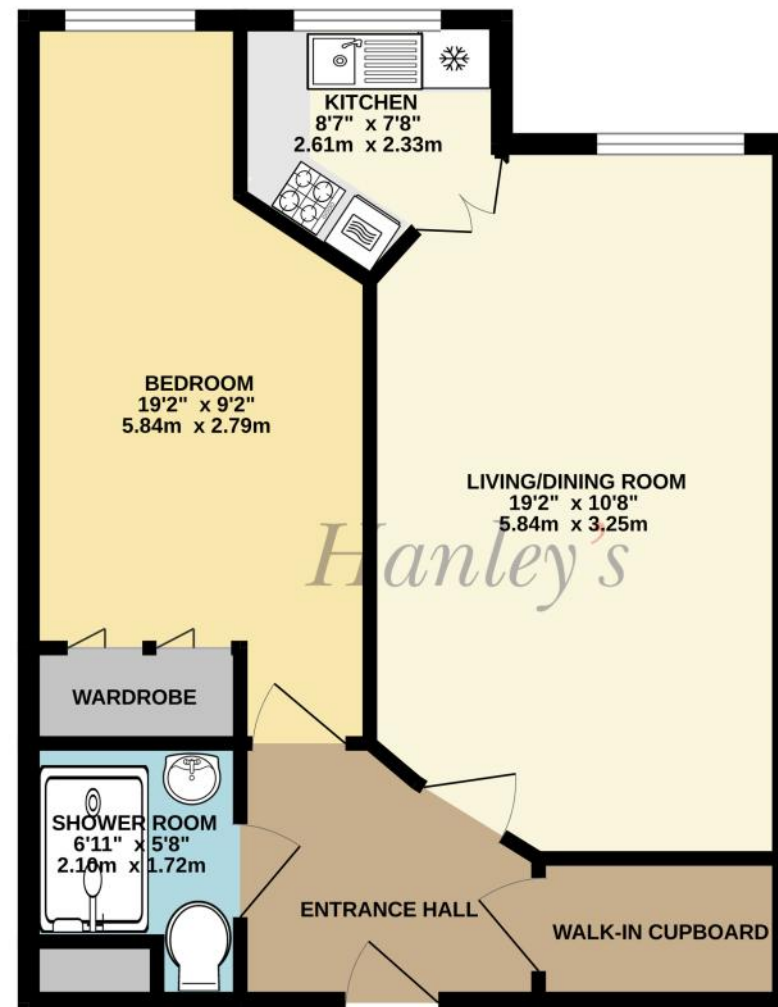
EPC: B 84

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.



TOTAL FLOOR AREA : 508 sq.ft. (47.2 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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