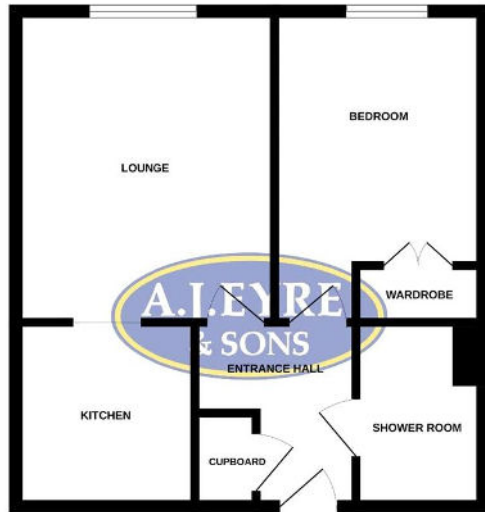




PRICE: £116,000



Whilst every effort has been made to ensure the accuracy of the floor plan, measurements of areas, volumes, levels and other features are approximate and should not be relied upon for any purpose. The plan is for illustrative purposes only and does not constitute an offer of any property. The services, goods and appliances shown have not been tested and no guarantee is given regarding their condition or quality. Made with Metreplan CAD.



## Swallow Court, Clanfield, PO8 0SX

NO FORWARD CHAIN is offered with this ONE DOUBLE BEDROOM FIRST FLOOR RETIREMENT FLAT in Clanfield. The accommodation boasts spacious lounge with far reaching views over farmland, modern kitchen with white goods to remain, shower room, emergency alarm pull cords throughout and residents parking.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>81</b>	<b>83</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			

**Agents notes:**

We have not tested any systems or appliances and no warranty as to the condition or suitability is confirmed nor implied. All measurements are approximate.

These particulars are thought to be materially correct but their accuracy is not guaranteed and they do not form part of any contract.

To verify flood risk of this property please see the following link;

<https://check-long-term-flood-risk.service.gov.uk/risk>



#### Communal Entrance

Via security intercom, lift or stairs to the first floor.

#### Personal Entrance

Personal front door leading to the entrance hall.

#### Entrance Hall

Emergency alarm pull cord, airing cupboard with shelving and wall mounted consumer unit and fuse board, coved and textured ceiling, loft access, wall mounted electric heater.

#### Lounge

W: 11' 5" x L: 13' 8" (W: 3.48m x L: 4.17m)

Double glazed window to rear aspect with far reaching views over open farmland, wall mounted electric heater, coved and textured ceiling, emergency alarm pull cord, access to kitchen.

#### Kitchen

W: 7' 11" x L: 8' 1" (W: 2.41m x L: 2.46m)

Matching range of wall and base units complemented with work surfaces over incorporating stainless steel sink unit with mixer tap and drainer, plumbing for dishwasher and washing machine (to remain), space for cooker (to remain), space for fridge / freezer (to remain), tiled splashback, coved and textured ceiling.

#### Bedroom One

W: 9' 1" x L: 13' 8" (W: 2.77m x L: 4.18m)

(Maximum measurements including depth of fitted wardrobe cupboard).

Double glazed window to rear aspect overlooking open farmland, wall mounted electric heater, fitted wardrobe cupboard, coved and textured ceiling, emergency alarm pull cord.

#### Shower Room

W: 5' 8" x L: 7' 1" (W: 1.73m x L: 2.16m)

Suite comprising shower cubicle, pedestal wash hand basin, close coupled low level wc, heated towel rail, coved and textured ceiling, tiled to principle areas.

#### Additional Information

This apartment is located on the 1st floor and offers views over open farmland. To access the flat you can take advantage from either lift or stairs which provides access to all floors.

The residents can take advantage from the communal lounge with kitchen area, laundry room and communal gardens, as well as residents parking.

The vendor has confirmed they are happy to leave all white goods in the kitchen, (dishwasher, washing machine, fridge / freezer and cooker)

Additional items of furniture can also be left if the purchaser is interested.

House manager on site.

Independent living for over 55's

Lease information 125 Years as of 1st March 1984

Ground Rent is £75.00 per annum

Service charge demand for 1.1.2025 to 31.12.2025 is £2,191.34.

