

# Fitzwarren Court – Sales Particulars

## Apartment 10 | £244,950



### Property Information

<b>Address</b>	FITZWARREN COURT Apartment 10, Kingsdown Rd, Swindon, SN3 4TD
<b>Price</b>	£244,950 (other weekly and deferred charges apply)
<b>Tenure</b>	Leasehold
<b>Bedrooms</b>	2
<b>Floor</b>	Ground
<b>Features &amp; Appliances</b>	Patio door leading into the rear garden Lounge/dining area Fully fitted kitchen with an oven, electric hob, extractor hood and fridge/freezer and washing machine

**MHA Head Office:** Epworth House, Stuart Street, Derby, DE1 2EQ.

**MHA Head Office Phone:** 01332 296200 | **MHA Email:** [enquiries@mha.org.uk](mailto:enquiries@mha.org.uk) | **MHA Website:** [www.mha.org.uk](http://www.mha.org.uk)

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### Property Information (continued)

<b>Features &amp; Appliances (continued)</b>	Bathroom with level-access shower & toilet Specialist flooring in kitchen and bathroom to reduce slip hazards Raised power points Security optical door viewer 24-hour emergency assistance
<b>Lease</b>	The lease offered is a Non-Guaranteed Buy Back Lease with the remaining years left from the 125 year term granted on 1st March 2014.

### Scheme Information

<b>Description &amp; Location</b>	Fitzwarren Court is a purpose-built development of 37 apartments especially designed to make life comfortable for people in later life. Arranged on three levels with a lift and wheelchair access though out.
<b>Facilities &amp; Features</b>	Café bistro; Hair and Beauty Salon; Residents' Lounge; Library & Shared gardens

### Charges & Services

<b>Inclusive Package</b>	This includes the service charge, heat, power and water to your apartment, ground rent, one hour cleaning per week, one meal per day, as well as the Wellbeing charge. 1 person weekly charge = £235.93   2 people weekly charge = £316.16
<b>Wellbeing Service</b>	A wellbeing service is available, which includes 24-hour staffing support on site, help in any emergency as well as the organisation of an activity and events programme. The cost for this is included in the Inclusive Package
<b>Additional Services</b>	Additional services can be purchased to suit individuals, offering personal and domestic support. Please see the Key Facts Document(s) for information.

**Disclaimer:** The illustrations used within these particulars are representative only and are provided to give potential buyers an overall impression. No part of these particulars should be relied upon, when entering into a contact to purchase. Furniture is excluded from all apartments. Photography is representative only. These particulars should be read in conjunction with the Energy Performance Certificate and the Key Facts Document(s)

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