



Maple Court The Street, Swindon, SN25 3ER

Price guide £108,750

**** RETIREMENT APARTMENT IN EXCELLENT CONDITION ****

Located in The Street, Moredon, Swindon, is this well presented apartment with Extra Care Living available for sale through the Shared Ownership Scheme. Extra Care offers independent living with access to on-site care, if and when you need it.

Shared Ownership - The property is being sold as a 75% share and is being offered with No Onward chain. The accommodation briefly comprises; Entrance Hall, Fitted Kitchen, spacious Living Area, Two good sized Bedrooms and a 'Jack & Jill' Shower Room. The property itself has been well maintained. Externally you will find Communal gardens with a patio area as well Resident and Visitor parking.

Maple Court has a range of facilities including Restaurant, hairdressers, day centre, laundry room and guest room. There is also a social committee who organise a range of activities such as quizzes, movie evenings and garden parties. Secured garden spaces that you can access via Maple Court. Enclosed and secure parking on the premises

FURTHER INFORMATION

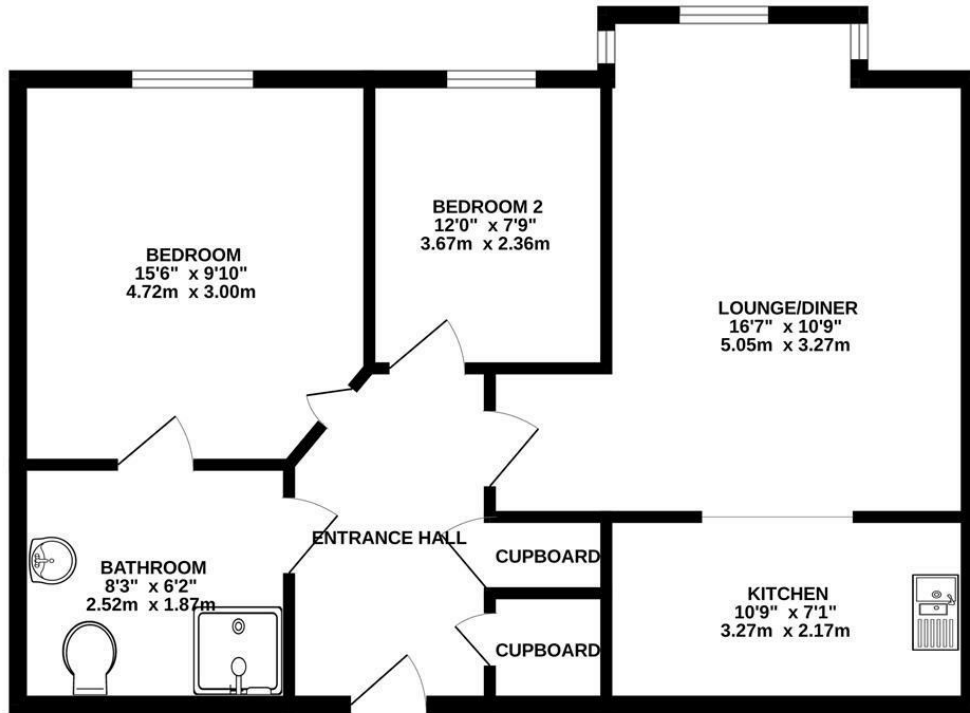
Note: The Tenure for this property is Leasehold, details to be confirmed.

Service charge (excluding support services) – PLEASE CALL FOR THIS INFORMATION.. approximately £385.19 a month. this includes all amenities on site, full laundry room, water bill, home buildings insurance. Home line emergency care apartment 24 hours a day 7 days a week.

FLOORPLAN

To follow

GROUND FLOOR



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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Area Map



Energy Efficiency Graph

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| Environmental Impact (CO ₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of 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.