McCarthy & Stone
RESALES

34 Banks Place Moormead Road, Wroughton, Swindon, SN4 9BJ
Asking price £255,000 LEASEHOLD

For further details
please call 0345 556 4104

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A VERY WELL PRESENTED ONE BEDROOM SECOND FLOOR RETIREMENT APARTMENT WITH BALCONY

INTRODUCTION:
Enjoying a lovely South facing aspect and the obvious benefit of a pleasant balcony, this super one bed second floor apartment is presented in a beautiful fashion and is likely to attract early interest. The accommodation is spacious yet very economical and provides for a good-sized living room opening onto the balcony, a quality kitchen with an array of integrated appliances, double bedroom with a walk-in wardrobe and a sensible wetroom with easy access shower. The village of Wroughton is hugely popular and it was of little surprise that apartments at Banks Place sold extremely quickly from new in 2018.

Constructed in 2018 by multi award-winning retirement developer McCarthy and Stone, Banks Place occupies a quiet location yet is very conveniently positioned with a just few minutes walk of the excellent facilities of this sought-after village location. The Ellendune Shopping centre is located just over half a mile from the new development offering a range of convenience shops including Tesco Express. There's also a local café, butchers and a range of restaurants to choose from. For everyday shopping and small necessities there's a Co-Op store located just moments away. The village also boasts a doctors, dentists, florist and a local hospital. Wroughton village is conveniently located within easy reach of Swindon city centre, which is easily accessible via a regular bus service for which there is a bus stop located just outside the development. Whilst junctions 15 and 16 of the M4 are around 4 miles away.

Banks Place is a 'Retirement Living' development providing an independent living opportunity for those over 60 years of age with the peace-of-mind provided by the day-to-day support of our excellent House Manager who oversees the smooth running of the development. All apartments are equipped with a 24-hour emergency call facility and a sophisticated intercom system providing both a visual and verbal link to the main development entrance. The development enjoys excellent communal facilities including a fantastic homeowners lounge, beautiful landscaped gardens, a scooter store and parking available by annual permit for which there is a charge of around £250 and for which there may be a waiting list. There is also a super guest suite widely used by visiting family and friends for which a small charge of £25 per night applies.

It's so easy to make new friends and to lead a busy and fulfilled life at Banks Place; there is always a variety of regular activities to choose from including; coffee mornings, film and quiz nights, carpet bowls and even a 'Fizz-Friday'. Whilst there is something for everyone there is certainly no obligation to participate and home owners can of course remain as private or involved as they wish.

ENTRANCE HALL:
Having a solid Oak-veneered entrance door with spy-hole. Security intercom system that provides both a visual (via the home-owners TV) and verbal link to the main development entrance door. Emergency pull cord. Shallow cupboard with meters, step-in UTILITY CUPBOARD with light, shelving, Gledhill boiler supplying hot water, 'Vent Axia' heat exchange unit and automatic washer/dryer. Feature glazed panelled door to Living Room.

LIVING ROOM:
A pleasant bright and welcoming room courtesy of the South facing aspect having a French door and glazed side-panel opening onto the lovely balcony providing access to that all-important outdoor space. A feature glazed panelled door leads to the kitchen.

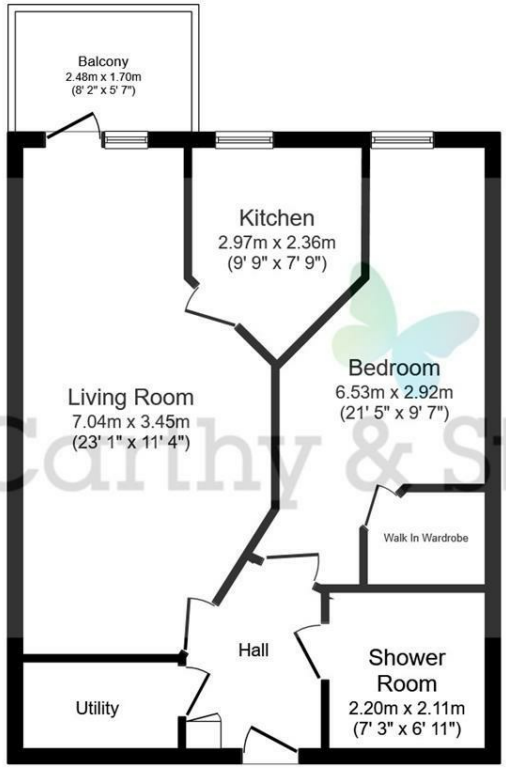
BALCONY:
With a wrought iron balustrade, outside light, artificial grass and providing a very pleasant space for outdoor relaxation (and maybe a G & T or two)!

KITCHEN:
Double-glazed window. Quality range of soft cream gloss fronted fitted units with under unit lighting having contrasting worktops and matching upstands and incorporating a stainless steel inset sink unit. Integrated appliances comprise: a four-ringed hob with a contemporary glass splashpanel and stainless steel chimney hood over, waist-level oven, dishwasher and concealed fridge and freezer. Ceiling spot light fitting and tiled floor.

BEDROOM:
An excellent double bedroom with a South facing double-glazed window. Walk-in wardrobe with auto-light, hanging rails and shelving.

WETROOM:
Modern white suite comprising; a back-to-the wall WC with concealed cistern, vanity wash-basin with cupboard unit below and mirror with integral light over, easy access double shower with both 'raindrop' and conventional shower heads. Heated ladder radiator, ceiling spot lights, extensively tiled walls and floor.

LEASEHOLD
Lease 999 Years from 2018
Ground Rent £495



Floor Plan

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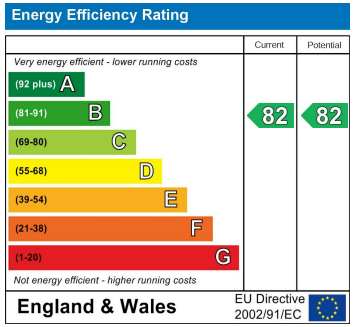
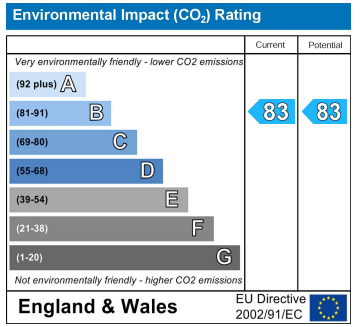
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for McCarthy & Stone. Powered by www.focalagent.com





There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

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Please contact us if you require a larger print version

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