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16 Norbury Court High Street, Purton, SN5 4BF

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£124,995

A very well presented GROUND FLOOR, one bedroom retirement apartment converted by Westbury Homes in the late 1990's and forming part of the Norbury Court warden assisted retirement complex for the over 50s, being situated in the upper part of central Purton and within walking distance to the local shops and bus route. The apartment, we believe 'once the original show home' is accessed via a secure front entrance communal door leading to the property. Internally there is an entrance hall with airing cupboard and additional storage cupboard housing a modern consumer unit, bathroom, a double bedroom with built-in wardrobe, a spacious bay-windowed lounge/diner and a kitchen with a newly installed electric oven with an 'indesit' washer/Dryer machine included. For peace of mind, each room has an emergency pull cord to alarm the central monitoring station for emergencies (there is no resident warden) as well as the the outer main communal entry door being a security telephone entry system to prevent unwanted visitors. Further attributes include newly installed (September 2017) electric radiators with individual temperature control's and modern double glazing to the front installed within the last 5 years. The property is offered with no onward chain, to arrange a viewing call Alan Hawkins Property Sales today on 01793 840222

Communal front entrance door to the entrance hallway. Hallway through to the front entrance door ground floor. Door through to the

Entrance Hall

Fitted carpet, Textured ceiling. Pendant light. Radiator. Door to electric cupboard with shelving, fitted carpet, light and housing a modern consumer unit. Further cupboard housing hot water cylinder and immersion heater with slatted shelving. Thermostat control. Emergency pull cord. Door to the

Bathroom

7'5 x 5'2 (2.26m x 1.57m)

Fitted carpet. Textured ceiling. Fixed ceiling light. Extractor fan. Suite comprising panelled bath with electric shower over and splash back tiled surround. Pedestal wash hand basin. Low level w.c. Chrome ladder style heated towel rail. Emergency pull cord.

From the entrance hall door to the

Bedroom

11'9 max x 8'7 (3.58m max x 2.62m)

Fitted carpet. Textured ceiling. Single pendant light. Timber double glazed window to the front elevation. Radiator. Emergency pull cord. Double doors to built-in wardrobe with shelving and hanging rail. Additional thermostat heater control. Telephone point.

From the entrance hall door to the

Living Room

14 x 12'1 (4.27m x 3.68m)

Fitted carpet. Textured ceiling. Single pendant light. Timber framed double glazed bay

window to the front elevation. TV point. Telephone point. Radiator. Electric fireplace on a marble hearth and surround with timber mantle. Thermostat control. Emergency pull cord. Open archway through to the

Kitchen

9'8 x 7 (2.95m x 2.13m)

Vinyl flooring. Textured ceiling. Fluorescent strip light. Extractor fan. Rolled top work surfaces with space and plumbing for washing machine with a 'Indesit' washer/dryer included. Space for upright fridge/freezer. New integrated electric oven with four ring ceramic hob. Extractor fan over with splash back tiled surround. Integrated one and half bowl stainless steel sink with side drainer. Five single base units. Four single wall units. Thermostat control. Emergency pull cord. Radiator.

Viewings

Viewing: By appointment through Alan Hawkins Property Sales. Tel: 01793 840222

Council Tax - Wiltshire Council

Tax Band 'B' £1310.52 a year.

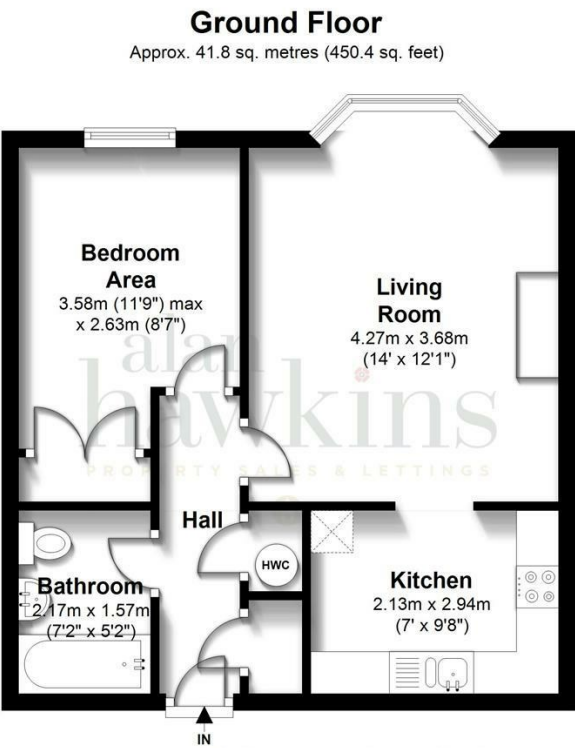
For information on tax banding and rates, please call Wiltshire Council, Monkton Park. Chippenham. Wiltshire. SN15 1ER. Tel: 0300 456 0109

Lease

Long lease remaining of 972 years remaining

Fees

A combined 'Ground Rent' & 'Maintenance' fee is payable at approximately £535 per quarter.



Total area: approx. 41.8 sq. metres (450.4 sq. feet)

All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. This plan is is for illustrative purposes only and should be used as such. Not to scale. All Rights Reserved, no unauthorised use, copying or reproduction permitted. Plan produced using PlanUp.

