



Norbury Court, Purton, SN5 4BF

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- Warden controlled Cottage (Freehold)
- Private Rear garden
- Modern Kitchen
- Modern Electric Heating
- First Floor Bathroom
- Flexible 1-2 Bedrooms
- Very Well Presented Throughout
- Modern uPVC Double Glazing
- Ground Floor Shower Room
- Freehold Property



# 27 Norbury Court Purton, SN5 4BF

**£169,995**

A fine example of these **FREEHOLD** retirement cottages constructed by Westbury Homes in the late 90s and forming part of the Norbury Court warden assisted retirement complex for the **OVER 55s** situated just off the **High Street** in the upper part of central Purton.

The accommodation is laid out over two floors with the benefit of having on the ground floor an entrance hall, living room, a modern kitchen with integrated oven/hob and fridge/freezer, a dining room or **GROUND FLOOR** second bedroom and a shower room.

The first floor boasts an impressive double bedroom with fitted wardrobes, over stairs

storage cupboard, airing cupboard including additional storage and a spacious bathroom. To the rear is a private, low maintenance courtyard garden whilst to the front is parking and communal gardens maintained under the management agreement. Heating is by way of modern electric radiators and windows are uPVC double glazed with each room having alarm pull cord to alert the wardens control centre in case of emergency.

The property is freehold and there is a quarterly maintenance/management charge which includes building insurance.

To arrange a viewing, contact Alan Hawkins Property Sales today.



## **Viewings**

**By appointment through Alan Hawkins  
Property Sales. Tel: 01793 840 222**

## **Council Tax: Wiltshire Council**

**Tax Band C For information on tax banding  
and rates, please call Wiltshire Council**

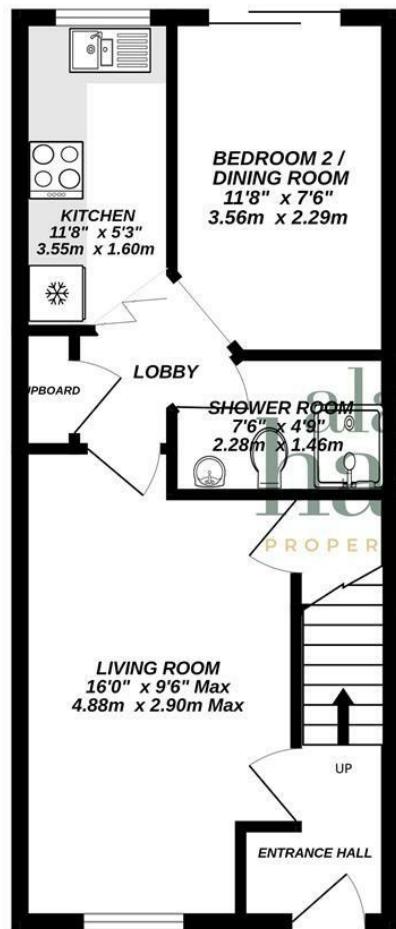
## **Management Fee**

**Management fee of approx £230 pcm.**

## **Energy Efficiency Rating (England & Wales)**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		61
(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

GROUND FLOOR  
395 sq.ft. (36.7 sq.m.) approx.



1ST FLOOR  
336 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA - 731 sq.ft. (67.9 sq.m.) approx.

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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