



1 Bedroom Apartment £93,000

44 Maple Court, The Street, Swindon, SN25 3AF

**mcfarlane**  
property.com

## 1 Bedroom Apartment

North Swindon

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- Sheltered housing for over 55's
  - 75% shared ownership
  - Large double bedroom
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A rare opportunity to purchase a 75% SHARE, with NO ONWARD CHAIN, of this LARGE TOP FLOOR one bedroom apartment at Maple Court SHELTERED HOUSING. Providing INDEPENDENT LIVING for the OVER 55's and access to the FACILITIES on site, this is the perfect property giving you privacy at the same time as the security of a COURT MANAGER and ON-SITE CARE, if required, to meet your personal needs as well as EMERGENCY CALL SYSTEM.



## Property description

### ENTRANCE HALL

This large apartment is situated on the top floor which can be accessed by stairs or one of the lifts. As you enter the apartment there is a good sized entrance hall with a fitted cupboard and doors to the bathroom, bedroom and living area. There is underfloor heating throughout the property.

### LIVING ROOM

From the living room there are far reaching views which can be enjoyed either from your favourite arm chair or perhaps a small table and chairs. The rest of the living room has plenty of space for display cabinets, sofa and chairs and additional storage as well as a fitted cupboard.

### KITCHEN

Just off the living room is the fully fitted kitchen with all modern appliances, perfect for cooking a lovely meal or making a tasty snack.

### BEDROOM

The bedroom, situated to the front of the property, is large and can accommodate either a double bed or two singles as well as ample space for additional storage units. There is a door to the bathroom.

### BATHROOM

The bathroom is conveniently set up as a wet room with shower, wash basin and WC, there is also a door through to the entrance hall providing access for your guests.



## LOCATION

Maple Court is situated in Moredon and is just a 10-minute bus ride from the town centre and 5 minutes to the designer outlet village. In either direction by bus, you will find a selection of supermarkets but just across the road there is a post office, medical centre, convenience store and pub.



## ON SITE FACILITIES

Outside Maple court you will find age friendly communal gardens with decking and patio areas as well as secure parking onsite.

Inside you will find a communal lounge, laundry room, mobility buggy store and guest suites.

If you don't feel like cooking, there is a reasonably priced on site restaurant, and feel free to bring guests. Perhaps you may want to get your hair done at the resident hairdressers before your guests arrive.

Regular activities are held, with coffee mornings, quizzes, race nights, movie afternoons, bingo and garden parties organized by the social committee.



## CHARGES

Service charge £404.81 p.c.m

Support Charge £28.68 p.c.m

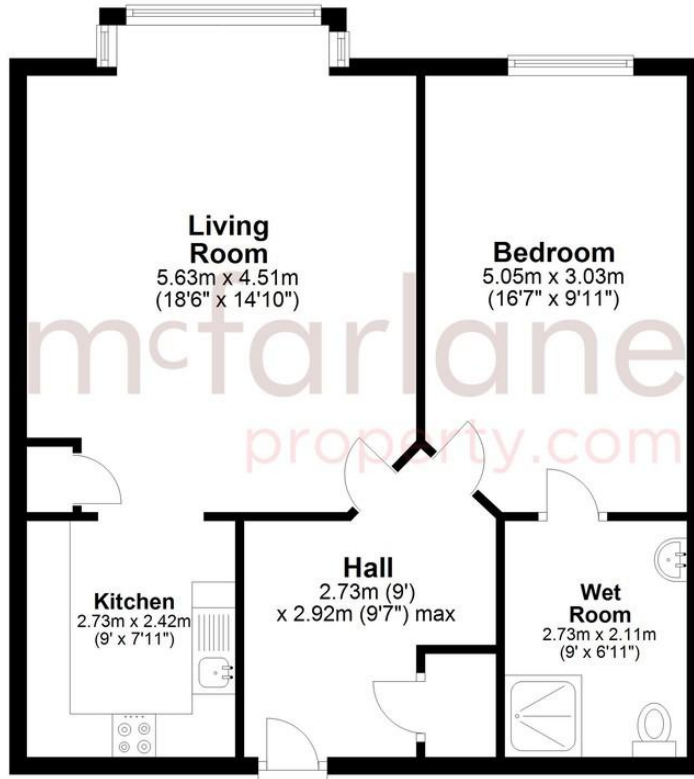
Utility Charge £75.54 p.c.m

Council Tax Band A

Council Tax Estimate £1465 P.A.

## Second Floor

Approx. 61.7 sq. metres (664.0 sq. feet)



Total area: approx. 61.7 sq. metres (664.0 sq. feet)


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property then please get in touch.**

 01793 296600

 [swindon@mcfarlaneproperty.com](mailto:swindon@mcfarlaneproperty.com)

[mcfarlaneproperty.com](http://mcfarlaneproperty.com)

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### **Cricklade.**

102 High Street  
Cricklade SN6 6AA

 01793 751044

### **Marlborough.**

106 High Street  
Marlborough SN8 1LT

 01672 514380

### **Old Town.**

28-30 Wood Street  
Swindon SN1 4AB

 01793 296880

### **Swindon.**

The Village Centre,  
Redhouse SN25 2FW

 01793 296600

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements