



Assisted Living Apartment

Fitzwarren Court, Kingsdown Road, South Marston, SN3 4TD

Offers in excess of £190,000

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Assisted Living in Stunning Setting South Marston, Outskirts of Swindon

- Exclusive Monitored Living Development
- First Floor Apartment with Views & Lift
- Two Double Bedrooms + Wet Room

A Stunning Second Floor Apartment in Fitzwarren Court, South Marston. The improved and spacious accommodation is well presented and available without a chain. This property also boasts outdoor space with tended mature gardens and numerous seating areas. The apartment offers Lift Access, Monitored Living with on-site Catering & Restaurant, Duty Manager. This prestigious development offers Parking and Guest Spaces. A summary of accommodation comprises: Entrance Lobby, Private Entrance Hallway, Kitchen, Living Room/Dining Room, Two Double Bedrooms and Fully Fitted Wet Room. Views over Neighbouring Woodlands. call to view.



Property description

COMMUNAL ENTRANCE & LOBBY

Secure access with entry into the Foyer and Lobby Area, House Manager and Restaurant. Further access to Internal Hallway, Stairwell and Elevator.

FIRST FLOOR LANDING

Access to Elevator, Stairwell and the following:

INTERNAL ENTRANCE HALLWAY

Wall mounted intercom secure entry system. Built in cupboard.



FITTED KITCHEN

Modern fitted kitchen with an expanse of work surfacing, integral appliances four ring hob and built-in double oven, stainless steel sink and drainer with tiled splash backs. Built in fridge freezer, plumbing for automatic washing machine.

LIVING ROOM

uPVC double glazed double doors to the rear and views with Juliet Balcony. Redecorated and well maintained.

MASTER BEDROOM

uPVC double glazed window to the rear (garden views) plus a range of fitted bedroom furniture and wardrobes.

ENSUITE (JACK & JILL WET ROOM)

Comprehensive wet room with ease of access shower area, dual flush WC and vanity wash hand basin.

GUEST BEDROOM (BEDROOM TWO)

uPVC double glazed window to the rear (garden views) further range of built-in furniture.

OUTSIDE

Extensive tended grounds and gardens that surround the development. There are numerous pathways, lawn areas plus communal seating areas with ornate seating areas and tended herbaceous borders. The development benefits from a rural aspect and a nature garden.

COMMUNAL FACILITIES

Please note there are the following facilities on the development. Onsite Duty Manager, Reception, Hair Salon and Beautician. There is also a Restaurant / Bistro, Library and Activities Room, Secure Buggy Storage. There is also a Shuttle Bus (this is dependent on current Covid-19 restrictions and government guidelines).

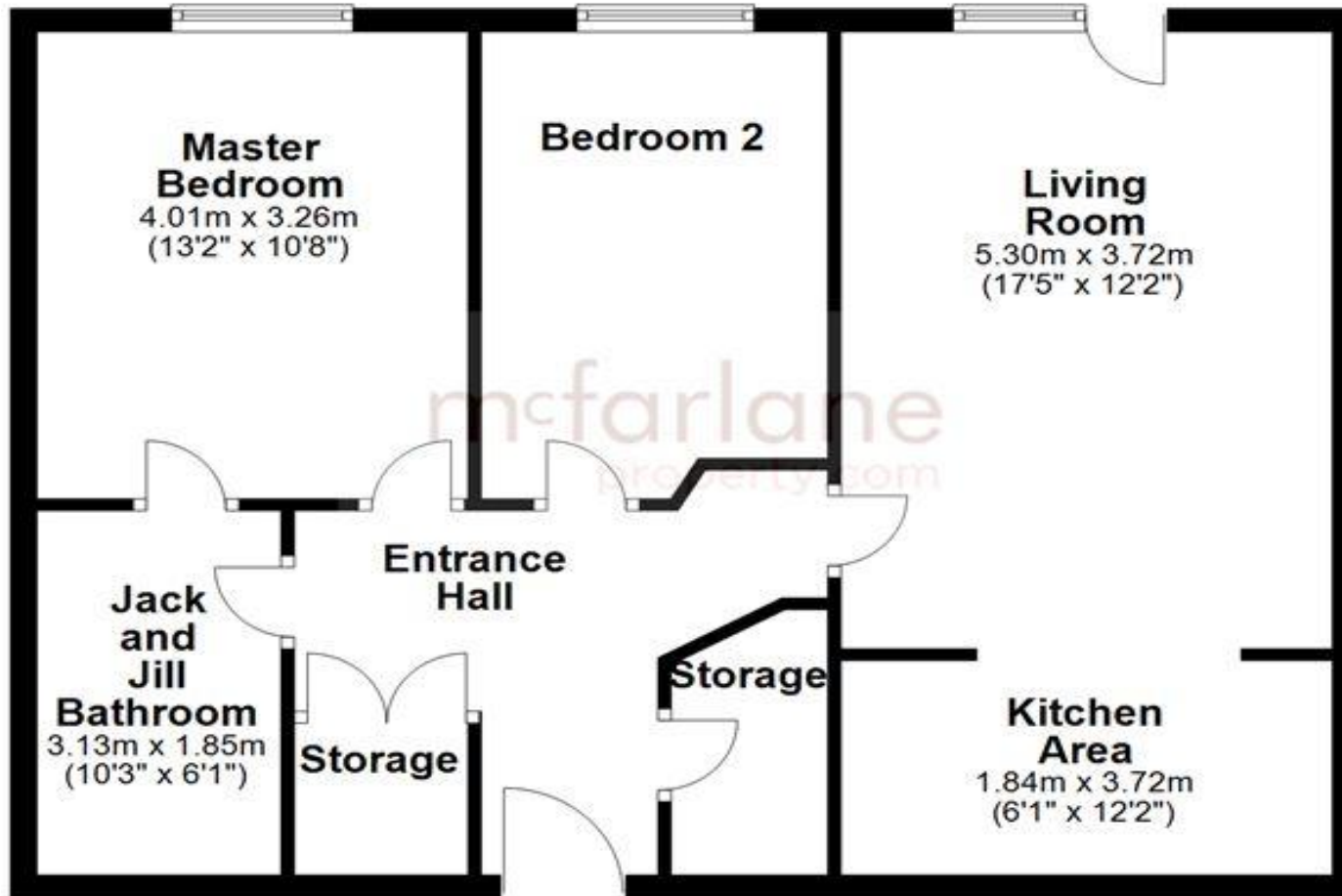
PARKING

There is parking to the front of the building with numerous visitor spaces.



Ground Floor

Approx. 71.0 sq. metres (763.9 sq. feet)



Total area: approx. 71.0 sq. metres (763.9 sq. feet)

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Our team are friendly, experienced and are all local. They know it better than they do their own living rooms and can help you find what you're looking for because **we love where we live.**

We would be delighted to show you around this property.

**Because every home
needs a personal touch.**

Tim Stanley
Sales Manager, Cricklade



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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