



6 Woodspring Court, Grovelands Avenue, Swindon, SN1 4EH

Offers In Excess Of £100,000 Leasehold



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\*\*No Onward Chain\*\* A SPACIOUS ONE BEDROOM GROUND FLOOR APARTMENT, SITUATED IN THE POPULAR RETIREMENT COMPLEX OF WOODSPRING COURT IN THE HEART OF OLD TOWN. THE ACCOMMODATION OFFERS A GOOD SIZE BEDROOM WITH BUILT-IN WARDROBES, A BATHROOM WITH LOW LEVEL DOUBLE SHOWER, WC AND WASH HAND BASIN, A WELL APPOINTED KITCHEN AND A SPACIOUS LOUNGE WITH ACCESS TO A WEST FACING SUN TERRACE. THERE ARE ATTRACTIVE COMMUNAL GARDENS SURROUNDING THE PROPERTY AND A HANDY BUS STOP SITUATED RIGHT OUTSIDE. ON-SITE PARKING IS AVAILABLE FOR OWNERS AND VISITORS.

## Situation

Woodspring Court is a small sought after development for the over 60's within short walking distance to the centre of Old Town where there are coffee bars, boutique shops, supermarkets, doctors, dentists, library and a leisure complex. The beautiful Town Gardens are a few minutes walk.

- GROUND FLOOR
- HEART OF OLD TOWN
- WEST FACING SUN TERRACE
- BUILT IN WARDROBES
- ON SITE PARKING
- DOUBLE SHOWER
- LEASE INFO. 125 years from 1990
- Maintenance £ 3258.52 per annum
- Ground rent £434.00 per annum

Council Tax Band: B

## Viewing Arrangements

For an appointment to view call Chappells on 01793 618080 or email [sales@chappells.uk.com](mailto:sales@chappells.uk.com).



## Floor Plans

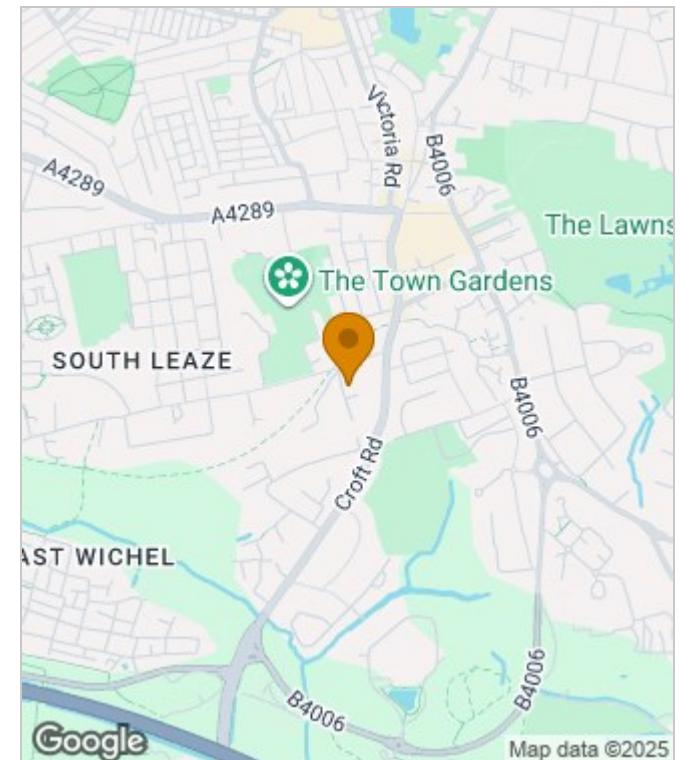
GROUND FLOOR  
413 sq.ft. (38.4 sq.m.) approx.



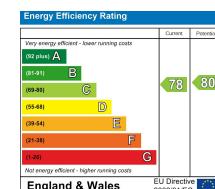
For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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## Area Map



## Energy Performance Graph



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