

## 16 Henrietta Court

Marlborough Road, Swindon, Wiltshire, SN3 1QJ



**PRICE: £130,000**

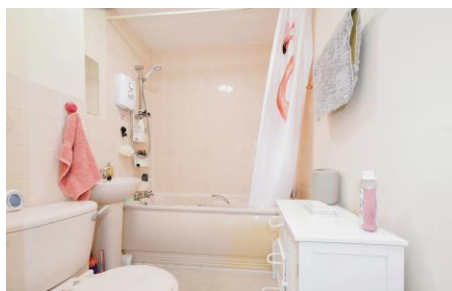
**Lease: 99 years from 1988**

### Property Description:

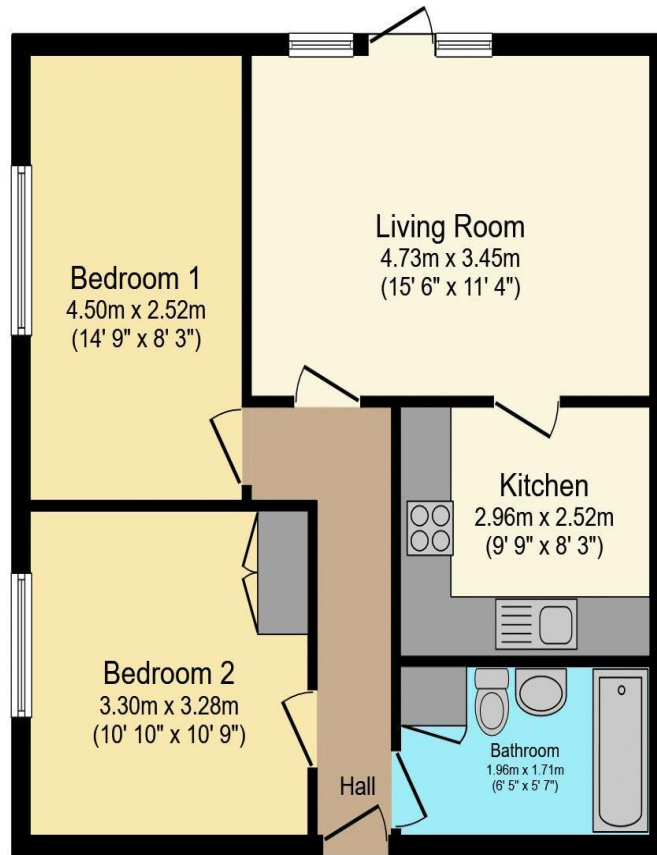
#### **A TWO BEDROOM RETIREMENT APARTMENT LOCATED ON THE GROUND FLOOR**

Henrietta Court comprises 41 properties arranged over two blocks, one block is served by a lift. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Taking Care call system. Each property comprises an entrance hall, lounge, kitchen, one, two or three bedrooms and a bathroom. It is a condition of purchase that residents be over the age of 55 years. Please speak to our Property Consultant if you require information regarding event fees that may apply to this property.

- Development Manager
- Minimum Age 55
- 24 hour emergency Taking Care call system
- Lift
- Please refer to full details for Viewing instructions
- Lease 99 years from 1988
- Service Charge £2570.00 Ground Rent £150.00



**For more details or to make an appointment to view, please contact  
Millie & Carla**



Total floor area 57.9 m<sup>2</sup> (623 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

**For Financial Year Ending:**

**31/3/25**

**Annual Ground Rent:**

**£150.00**

**Ground Rent Period Review:**

**2054**

**Annual Service Charge:**

**£2570.00**

**Council Tax Band:**

**C**

**Event Fees:**

**0% Transfer**

**0% Contingency**

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.