

22 Penn Court

108-110 Oxford Road, Calne, Wiltshire, SN11 8BJ



PRICE: £135,000

Lease: 125 years from 2006

Property Description:

A ONE BEDROOM RETIREMENT APARTMENT LOCATED ON THE FIRST FLOOR

Penn Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 41 properties arranged over 3 floors each served by lift. The resident 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 Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years. Please speak to our Property Consultant if you require information regarding event fees that may apply to this property.

- Residents' lounge
- Minimum Age 60
- 24 hour emergency Appello call system
- Communal Gardens and Buggy Store
- Door Entry System (linked to TV)
- Communal Laundry facilities and a Guest Suite
- Development Manager
- Lift to all floors
- Lease 125 years from 2006

Interior
photos
to follow.

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

Floor Plan to follow.

EPC to follow.

For Financial Year Ending:

28/02/2025

Annual Ground Rent:

£395.00

Ground Rent Period Review:

2029

Annual Service Charge:

£3,218.32

Council Tax Band:

B

Event Fees:

1% Transfer

1% 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.