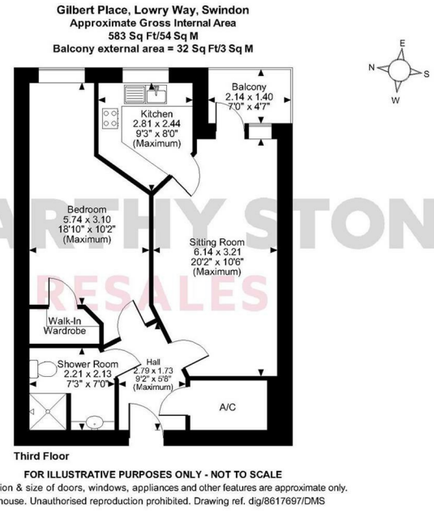
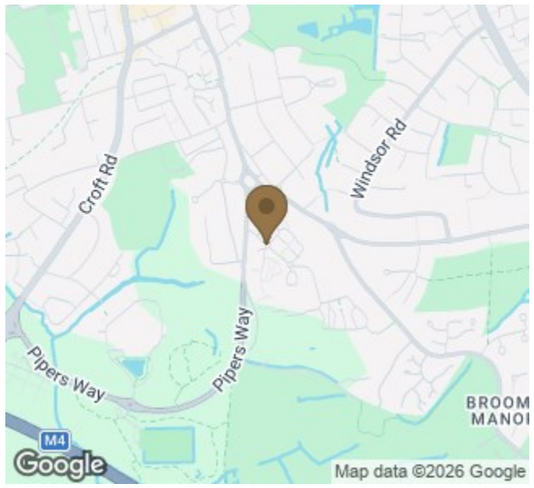
Excellent

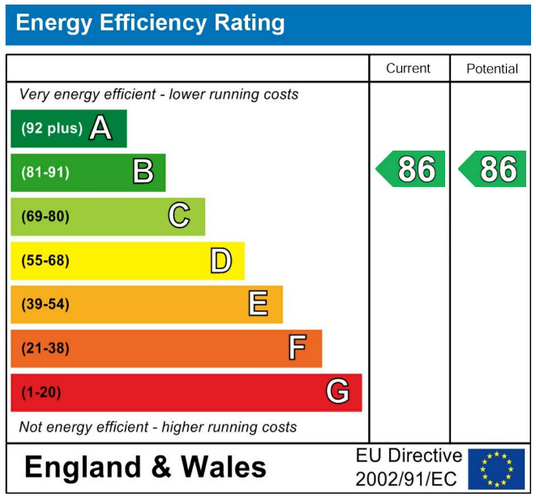
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Registered in England and Wales No. 10716544

The Property Ombudsman







65 Gilbert Place

Lowry Way, Swindon, SN3 1FX

1 1 Council Tax Band: C

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 65 Gilbert Place could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £185,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Balcony that overlooks the grounds to the hills & countryside
- One site restaurant service delicious hot food
- One hour of domestic assistance included per week
- Beautiful location with plenty of amenities nearby
- Plenty of communal activities such as quiz and film nights
- Guest suite for family and friends
- Beautiful landscaped gardens
- Retirement Living PLUS - exclusive to the over 70s - designed for independent living with assisted care packages available upon request.
- Part exchange available - please call us to find out more
- Removals and solicitors quotes can be provided

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

65 Gilbert Place, Swindon

1 | 1 | Asking price £185,000

Gilbert Place
Providing homeowners with style, function and a taste of luxury living, this Retirement Living PLUS development is designed to provide anyone over the age of 70 with the exact amount of independence needed to suit their lifestyle, homeowners can enjoy freshly prepared meals, domestic assistance and tailored, personal care from our dedicated YourLife team.

When homeowners don't feel like cooking, they can visit our on-site bistro style restaurant for carefully selected menus and freshly prepared hot food. They can also go to our delightful communal lounge for a cup of tea or coffee and a catch up with their guests or friends. Plenty of social activities and events take place here, and homeowners can choose whatever level of involvement that they'd like.

For peace of mind, Gilbert Place has a secure door entry system and a 24/7 emergency call system and a scooter store and cycle store provide additional travel options.

Local Area
Gilbert Place is conveniently positioned, enabling the new owner to access the full range of amenities that Swindon has to offer. There is a Waitrose supermarket just two miles away and the Swindon Designer Outlet, that includes a John Lewis, restaurants and cafes, is a little over two and a half miles away. For those seeking open space and a taste of the countryside, Coate Water Country Park and Lawns Park are just over a mile and a half distance.

Getting around both locally and further afield is simple, with regular bus services and transport links accessible nearby. In addition to this, Swindon train station is a 20-minute bus trip from this development and offers links to Bristol, Newbury, Gloucester and London while the M4 can be reached in under half an hour.

Entrance Hallway
The front door of the apartment, with its security spy hole, leads to a spacious hall, where the 24-hour Tunstall emergency response system is situated, together with a smoke detector and illuminated light switches. Leading from the hall are the doors to the storage/airing cupboard, wet room, bedroom and living room.

Living Room
The living room is large, bright and airy, with a double glazed door opening onto a balcony that overlooks the grounds to the hills and countryside beyond. There is sufficient space to create both sitting and dining areas if required. The room is fitted with a TV point and Sky+ connectivity (subscription fees may apply), telephone point, spot ceiling lights and raised electric power sockets. A partially glazed door leads from the living room to the kitchen.

Balcony
Large enough for a small table and chairs, this is a lovely space to sit out and relax.

Kitchen
The kitchen is bright and modern with a double glazed window that overlooks the communal grounds, and offers views to the countryside and hills beyond. It is fitted with a range of quality appliances including a waist height oven, ceramic hob and integral fridge/freezer. The room is designed to make cooking and cleaning as effortless as possible.

Double Bedroom
The large double bedroom has a built-in wardrobe with plenty of hanging and storage space. The room is fitted with a TV and telephone point, raised power sockets and an emergency pull cord.

Shower Room
A modern facility with white sanitary ware comprising; level access shower, back-to-the wall WC with concealed cistern, vanity wash-basin with cupboard unit below and work surface over, mirror above. Ladder radiator, emergency pull cord and extensively tiled walls and floor.

Additional Information & Services
- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Fitted carpets, curtains and blinds are included in the sale price

Service charge
What your service charge pays for:
- Estate Manager who ensures the development runs smoothly
- CQC Registered care staff on-site 24/7 for your peace of mind
- 1 hour cleaning / domestic assistance per week, per apartment
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- The running costs of the onsite restaurant
- Cleaning of communal areas daily
- Cleaning of windows
- Maintenance of the landscaped gardens and grounds
- Repairs & maintenance to the interior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or Estate Manager.

Service Charge: £10,159.06 per annum (for financial year ending 28/02/2027.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to
(Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

Lease Information
999 years from 1st Jan 2021.
Ground rent: £435 per annum
Ground rent review: 1st Jan 2036

Moving Made Easy
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to .

- Part Exchange service to help you move without the hassle of having to sell your own home.

- Removal Services that can help you declutter and move you in to your new home.

- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

Care & Support
The personal care services available at Gilbert Place can help you do more of the things you love and enjoy peace of mind when you need a helping hand. You'll get to know the dedicated CQC registered care and support team who are onsite each day, led by our wonderful Estates Manager. They can assist with anything from changing your bed and doing your laundry, to escorting you to appointments and helping you get washed and dressed ready for the day. What's more, the services are flexible, so you can tailor your care package to suit your needs - just speak with the Estates Manager who will be happy to help organise a care package ready for when you move in.











