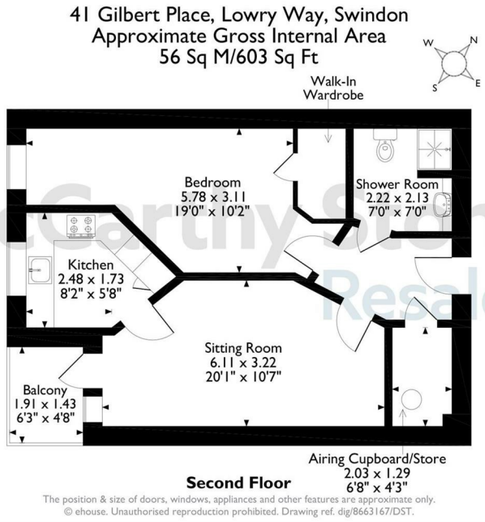
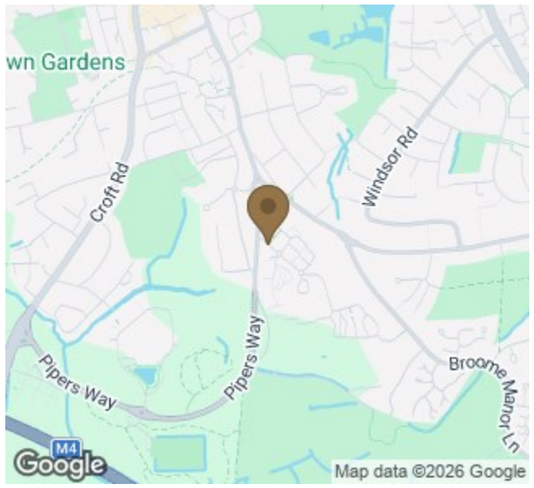
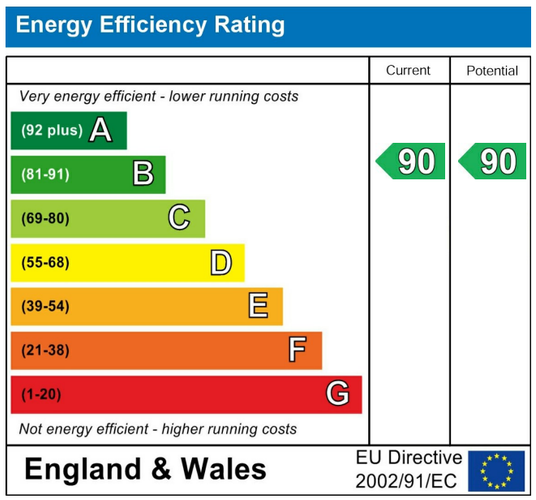
Excellent

Trustpilot

McCarthy & Stone
Resales.













41 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 41 Gilbert Place could be the ideal place for you. Contact our team to arrange an appointment to view.

Shared Ownership £100,000 Leasehold

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

Why you'll love living here:

- *This property is available under the Older Persons Shared Ownership scheme with no rent payable.*
- Second Floor Apartment - Lift Access To All Floors
- Walk Out Balcony
- Modern, Well Equipped Kitchen With Integrated Appliances
- Generous Size Double Bedroom With Walk In Wardrobe
- Modern Shower Room With Walk In Shower
- Bistro Serving Meals Daily
- Stunning Homeowners Lounge Where Social Events Take Place
- Wellness Suite
- Tailored Care & Support Services - 1 Hour Domestic Support Per Week Included Within Service Charge

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman

41 Gilbert Place, Swindon

1 | 1 | Shared Ownership £100,000

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.

The Local Area
Gilbert Place is conveniently located for all amenities available in the bustling town of Swindon, including a Morrisons and a Matalan. In 2.6 miles, you can reach both The Designer Outlet and Brunel Shopping Centre. Here you'll find a huge range of major brands, restaurants and cafés. If you love the great outdoors, Coate Water Country Park and Lawns Park can be reached in 1.6 miles. Featuring meadows, lakes and woodlands, they provide the perfect place for a refreshing stroll.

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.

If you love the great outdoors, Coate Water Country Park and Lawns Park can be reached in 1.6 miles. Featuring meadows, lakes and woodlands, they provide the perfect place for a refreshing stroll

No.41
No.41 is situated on the second floor and offers a welcoming living room with a walk out South Westerly facing balcony, modern kitchen with integrated appliances, double bedroom with walk in wardrobe and a modern shower room with walk in shower.

Entrance Hallway
The front door with a spy hole leads to the entrance hall where the 24-hour Tunstall emergency response system is situated. From the hallway there is a door to a store/airing cupboard. There are illuminated light switches, a smoke detector and security door entry system. Doors lead to living room, bedroom and shower room.

Living Room
Welcoming living room with a double glazed door opening on to a walk out balcony. There is ample room for both a dining area and a sitting room area. TV point, telephone point and a partially glazed door leads to a separate kitchen.

Balcony
Large enough for a small table and chair, and with a South Westerly facing aspect.

Kitchen
Luxury soft white gloss-fronted fitted units with under unit lighting, contrasting worktops with matching upstands and incorporating an inset sink/drainer unit. Comprehensive range of integrated appliances comprise; a four-ringed hob with a contemporary glass splash panel and stainless steel extractor hood over, waist-level oven, and concealed fridge and freezer.

Double Bedroom
With a built-in wardrobe with plenty of hanging and storage space. 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.

Parking
No.41 is not being sold with a parking space, however, there may be an option to purchase a parking space separately, please check with the Estates Team for current availability.

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

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: £0
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.







