



Squires Court, Highworth, Wiltshire SN6 7FH

**£240,000 Asking Price**

**richard james**

Village & Country Homes



## Squires Court

Highworth

Leasehold | EPC Rating - C



A very well presented two bedroom, first floor apartment, situated within a small block of just four apartments, located in a sought after gated development built by Archstone Lifestyle Homes in 2010 for the over 60's and just a short walk of the High Street, Highworth.

The accommodation is very well proportioned with a large entrance hall with two storage cupboards, two double bedrooms both with built in wardrobes and an ensuite shower room to the main bedroom, there is a separate bathroom. The kitchen/sitting room is open-plan. The kitchen has a range of built-in appliances including oven, gas hob, dishwasher and washing machine. There is a lovely sitting and dining area. The apartment is heated via a Gas fired boiler.

Externally there is an allocated parking space with visitor parking available, there are communal garden areas.

Highworth is the original, historic market town and remains the highest town in Wiltshire, on the edge of the internationally renowned Cotswolds area. Highworth provides a wealth of amenities including schools, a doctors' surgery, chemist, dentist and butchers along with many restaurants, pubs and shops including Co-op and ALDI supermarkets, and a Saturday market in the town square. The local Halo leisure centre has a covered swimming pool with the football, cricket, tennis, golf and bowls grounds close by. Wrag Barn golf club is also easily available.





The management/service charge for 2023 c.£562 per quarter,  
Ground rent: £162.50 paid twice a year. Lease : 125 years from  
1 January 2010 (112 years remaining)

Council Tax Band - C (Swindon Borough Council)

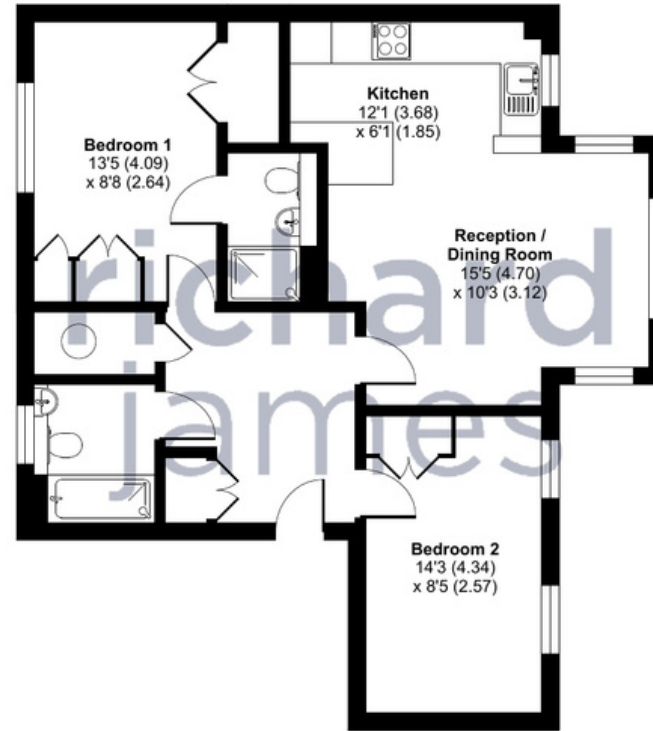




# Floorplan

Approximate Area = 723 sq ft / 67.2 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Richard James. REF: 1052558

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