



11 Goddard Court, Cricklade Road, Swindon, SN1 3LW

**£75,000**

richard james



## Cricklade Road

Area Name

Leasehold | EPC Rating - D



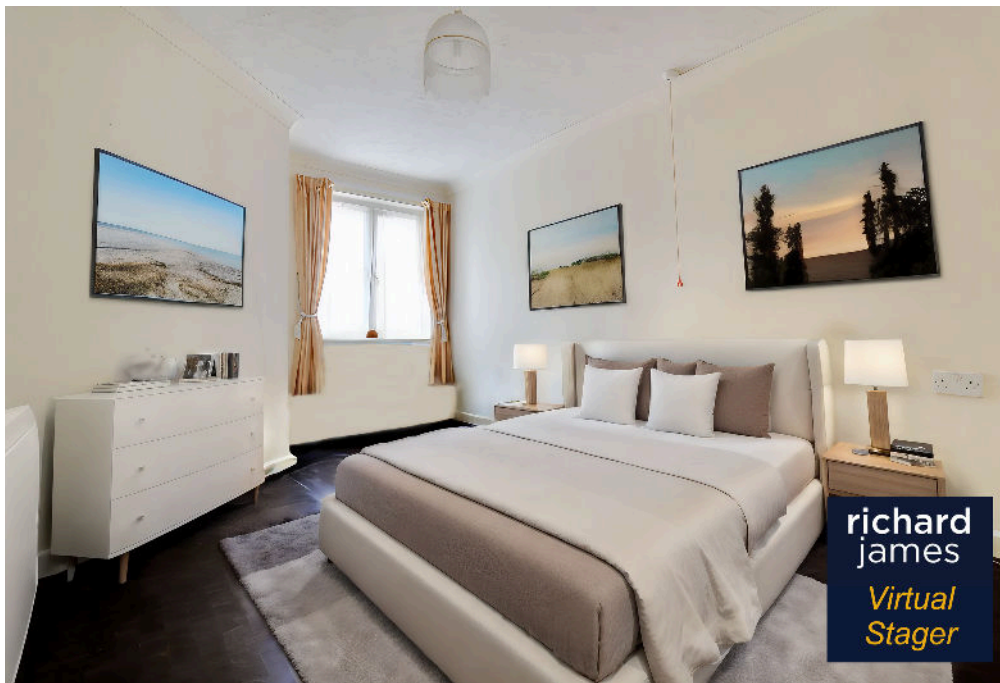
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\*\*\* ONE BEDROOM UPPER FLOOR APARTMENT \*\*\*

Offered for sale within a short walk from Oldtowns, Wood street is this one bedroom retirement apartment in the gated development of Goddard Court. Suited for the over 60's only!

The property itself offers double bedroom with fitted wardrobes, lounge/diner, with separate kitchen and Shower room.

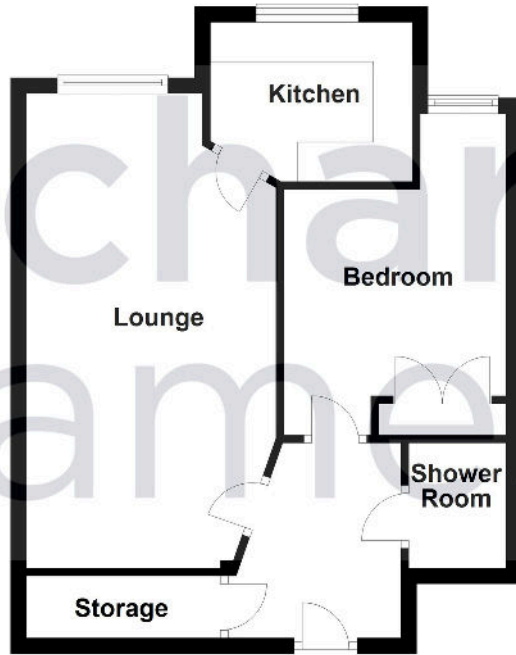
Service Charge £2,800 Per Annum  
Ground Rent £350 Per Annum  
Council Tax Band - D  
EPC - C



## Floorplan

### First Floor

Approx. 43.1 sq. metres (464.4 sq. feet)



Total area: approx. 43.1 sq. metres (464.4 sq. feet)

#### Richard James & their clients give notice that:

1. These sales and particulars do not constitute any part of an offer of contract, and are for the guidance of prospective purchasers only and should not be relied on as statements of fact.
2. No representations are made in these particulars as to the condition of the property or as to whether any service or facilities are in good working order.
3. All Measurements are approximate.

## Exceptional Service

Our team will guide you through the process of buying or selling your home.

We have a team of dedicated sales progressors in place to ensure your purchase or sale runs smoothly through to completion, keeping you in the loop and a close eye on your chain, while moving you in as swiftly and smoothly as possible.

- Honest valuations in current marketing conditions
- Dedicated sales progression team
- Recommended financial advisors
- 5\* service from valuation to completion
- Award winning lettings service
- Ahead of the game marketing strategies
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- Top listings on Rightmove, Zoopla and Boomin

## Richard James Apartments & Investments

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