



89a Westrop, Highworth, Swindon, SN6 7HJ

Guide Price: £170,000 - £180,000

richard james

Village & Country Homes



Westrop

Highworth

Leasehold | EPC Rating - C



Step into a world of charm and character with this delightful two-bedroom maisonette, occupying the entire first floor of a beautifully converted period building. Offering a unique blend of historic charm and modern convenience, this home is perfect for those seeking something a little out of the ordinary.

As you enter through your own private entrance, you are greeted by a welcoming stairway, leading to a spacious landing that effortlessly connects each room. High ceilings and large sliding sash windows adorn every corner, bathing the apartment in an abundance of natural light, while accentuating its timeless elegance.

The heart of the home is the sizeable lounge/diner, a versatile space that invites relaxation and entertaining alike. Whether you're hosting a dinner party or curling up with a good book, the ambiance here is unmatched. The adjacent kitchen/breakfast room offers both style and functionality, providing the perfect setting for morning coffee or culinary creations.

The property boasts two generously sized double bedrooms, each exuding their own unique character, making them ideal retreats at the end of the day. The three-piece family bathroom suite, complete with a shower over bath, adds a touch of modern comfort to this otherwise classic setting.

Additional perks include allocated parking, ensuring convenience, and the overall sense of privacy that comes with a private entrance. This quirky apartment truly offers a lifestyle that blends history, comfort, and individuality in a way that is rare to find.

Highworth is a historic market town 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 the Coop supermarket, 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.



uPVC Double Glazing, Gas Central Heating & Mains Utilities.

Council Tax Band - A
Swindon Borough Council

963 Years Remaining on the Lease

Ground Rent: £245 per annum
Includes contribution to Buildings Insurance

No annual service charges applicable.

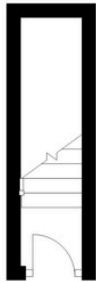




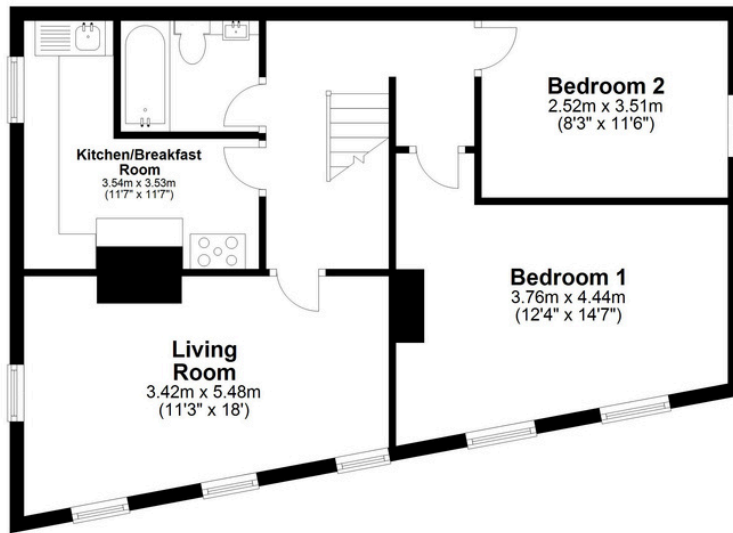


Floorplan

Ground Floor
Approx. 3.1 sq. metres (33.3 sq. feet)



First Floor
Approx. 61.3 sq. metres (660.3 sq. feet)



Total area: approx. 64.4 sq. metres (693.6 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.

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