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# Doulton Close, Swindon, SN25 2FT

01793 840 222 | [alanhawkins.co.uk](http://alanhawkins.co.uk)

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PROPERTY SALES & LETTINGS



- First Floor Apartment
- c650 sq ft Accommodation
- Open Plan Kitchen/Diner/Living Room
- Gas Radiator Central Heating
- Allocated Parking

- Two Bedrooms
- Long Lease
- En-Suite Shower Room
- No Onward Chain
- Elevator To First Floor



# 51 Doulton Close Swindon, SN25 2FT

**Offers in excess of £140,000**

A fantastic First time purchase or investment opportunity!

On offer is this spacious, TWO BEDROOM first floor apartment with EN-SUITE SHOWER ROOM, ALLOCATED PARKING and use of a LIFT, pleasantly situated in a cul-de-sac location within the Redhouse area of North Swindon.

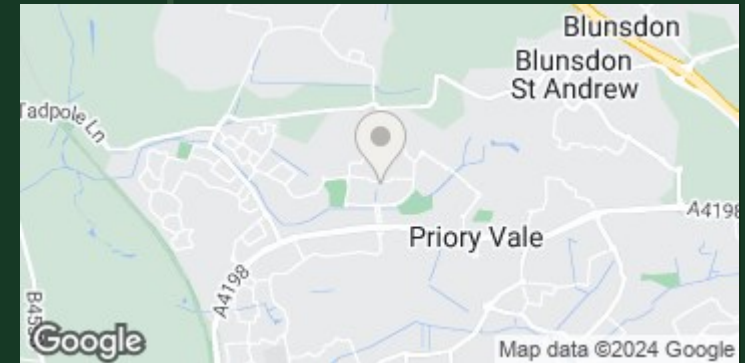
The accommodation internally comprises a secure communal entrance hallway with staircase & elevator leading to the first floor landing area. Open the front doors to an inner hallway which in turn leads to a spacious open plan kitchen/dining/living area, a generous double bedroom with fitted

wardrobe and double width en-suite shower room, bedroom two and a separate bathroom.

Outside is allocated parking for one vehicle with additional guest parking nearby. This home also benefits c107 years remaining on the lease, gas central heating and uPVC double glazing.

It may be purchased with the current tenants in situ as an ongoing investment if required via company let generating a rental income of £795pcm.

For more information or to arrange a viewing, contact Alan Hawkins Property Sales today.



## Viewings

**By appointment through Alan Hawkins Property Sales. Tel: 01793 840 222**

**Council Tax: Swindon Borough Council**

**Tax Band C For information on tax banding and rates, please call Swindon Borough Council**

## Management Fee

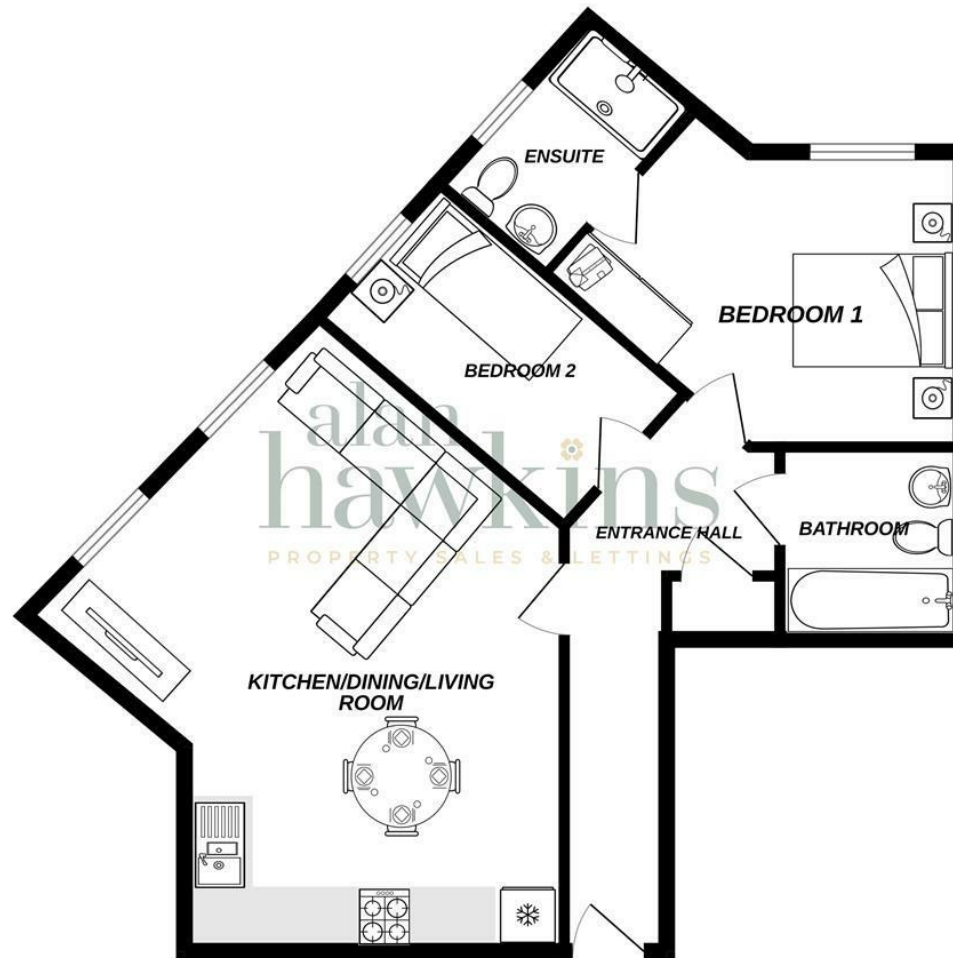
**Management Fees as of 2024 - £1250.06  
As of 2024 - 244.08 fixed until 2029  
Lease: Original 125 year lease with c106 remaining**

## Energy Efficiency Rating (England & Wales)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



FIRST FLOOR  
649 sq.ft. (60.3 sq.m.) approx.



TOTAL FLOOR AREA : 649 sq.ft. (60.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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