

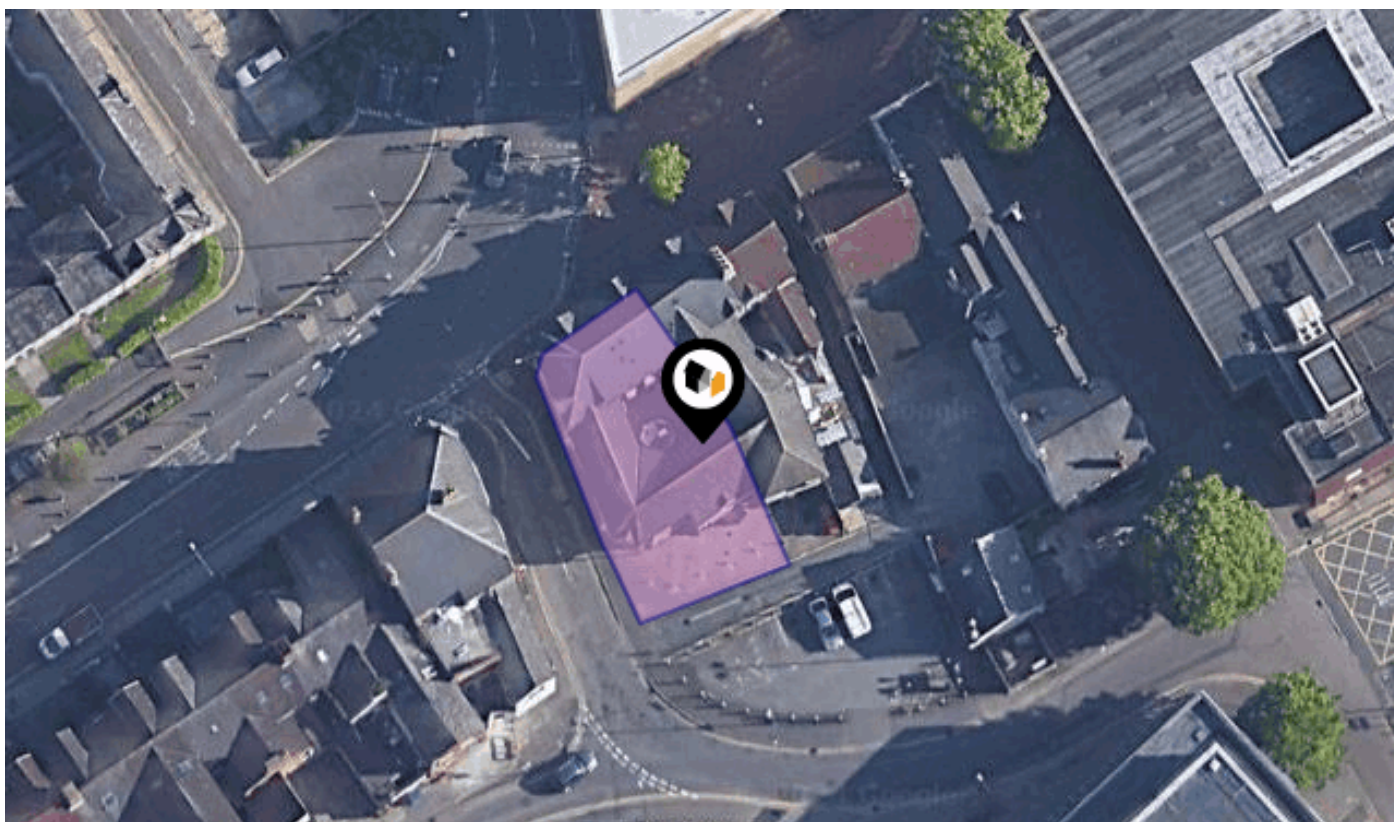


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KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Monday 10th June 2024



**THE GOLDSWORTHY CENTRE, 2, CATHERINE STREET,
SWINDON, SN1**

McFarlane Sales & Lettings Ltd

28-30 Wood Street Swindon SN1 4AB

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Property

Type:	Flat / Maisonette	Tenure:	Freehold
Bedrooms:	1		
Floor Area:	376 ft ² / 35 m ²		
Plot Area:	0.08 acres		
Year Built :	1983-1990		
Council Tax :	Band A		
Annual Estimate:	£1,465		
Title Number:	WT87653		
UPRN:	200001912832		

Local Area

Local Authority:	Swindon
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	No Risk
● Surface Water	High

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17 mb/s	1000 mb/s
	

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

2, Catherine Street, SN1

Energy rating

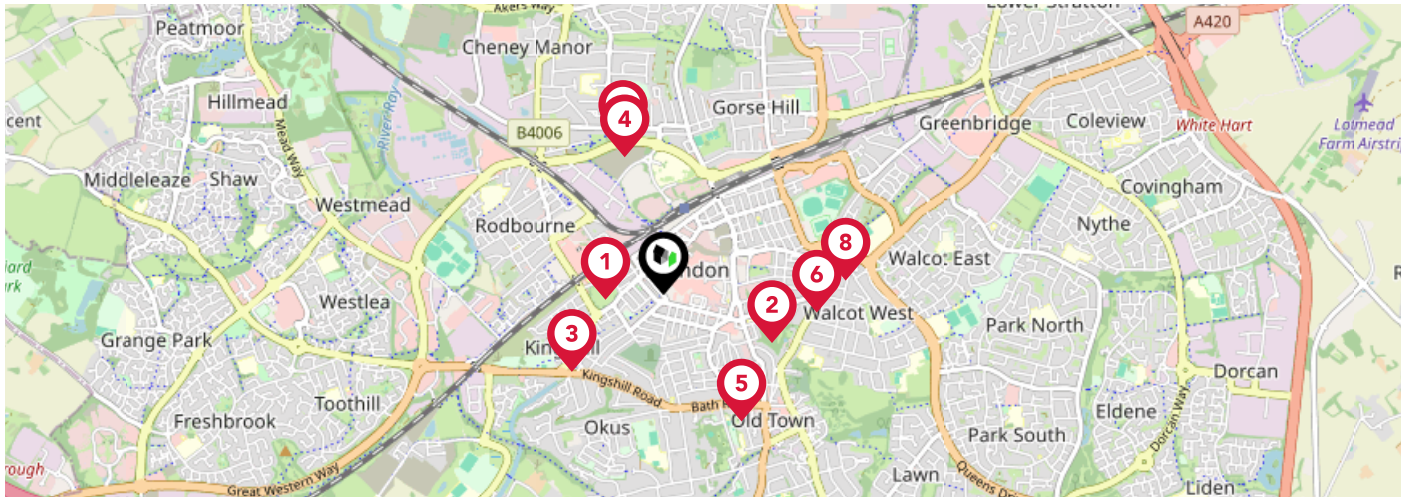
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Valid until 05.02.2029

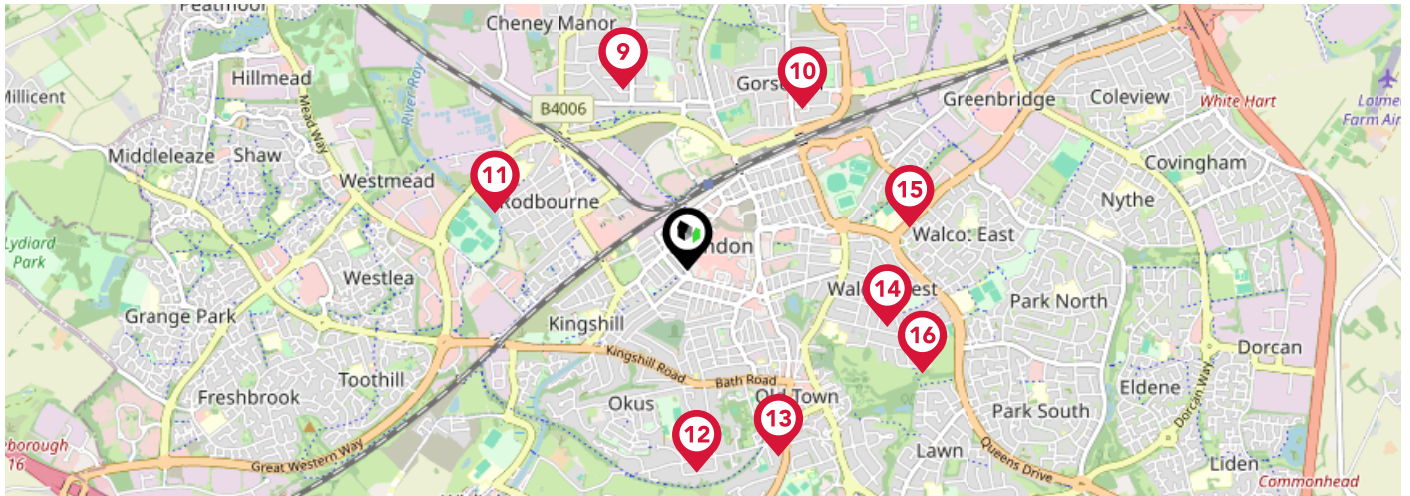
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		









Additional EPC Data

Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	2nd
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Electric storage heaters
Main Heating Controls:	Manual charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	35 m ²

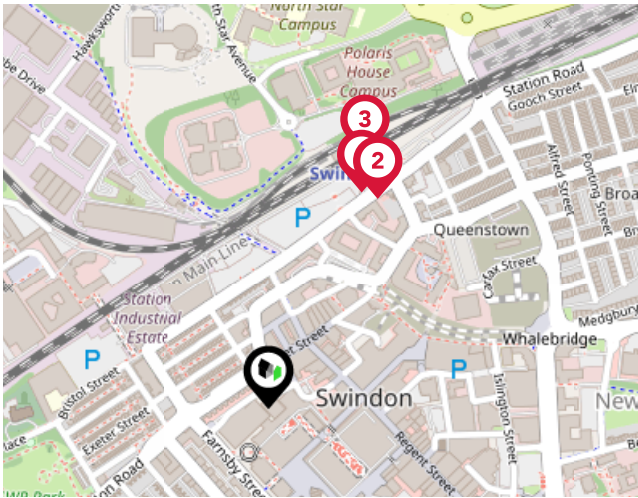


		Nursery	Primary	Secondary	College	Private
1	UTC Swindon Ofsted Rating: Requires Improvement Pupils: 146 Distance:0.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Holy Rood Catholic Primary School Ofsted Rating: Good Pupils: 419 Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Robert Le Kyng Primary School Ofsted Rating: Good Pupils: 417 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	EOTAS Swindon Ofsted Rating: Good Pupils: 88 Distance:0.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	King William Street Church of England Primary School Ofsted Rating: Good Pupils: 208 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Drove Primary School Ofsted Rating: Outstanding Pupils: 743 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Ferndale Primary School & Nursery Ofsted Rating: Good Pupils: 508 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Holy Cross Catholic Primary School Ofsted Rating: Requires Improvement Pupils: 324 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



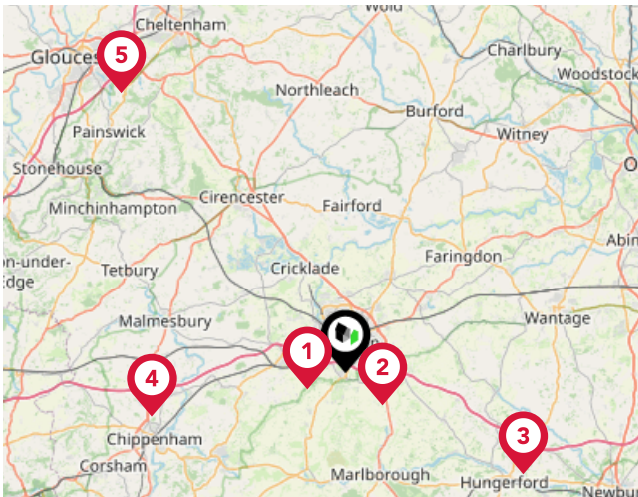
		Nursery	Primary	Secondary	College	Private
	St Mary's Catholic Primary School Ofsted Rating: Good Pupils: 397 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Gorse Hill Primary School Ofsted Rating: Requires Improvement Pupils: 483 Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Even Swindon Primary School Ofsted Rating: Good Pupils: 706 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Commonweal School Ofsted Rating: Good Pupils: 1386 Distance:0.93	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lethbridge Primary School Ofsted Rating: Good Pupils: 484 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lainesmead Primary School and Nursery Ofsted Rating: Good Pupils: 454 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Joseph's Catholic College Ofsted Rating: Good Pupils: 1306 Distance:1.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lawn Manor Academy Ofsted Rating: Requires Improvement Pupils: 805 Distance:1.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



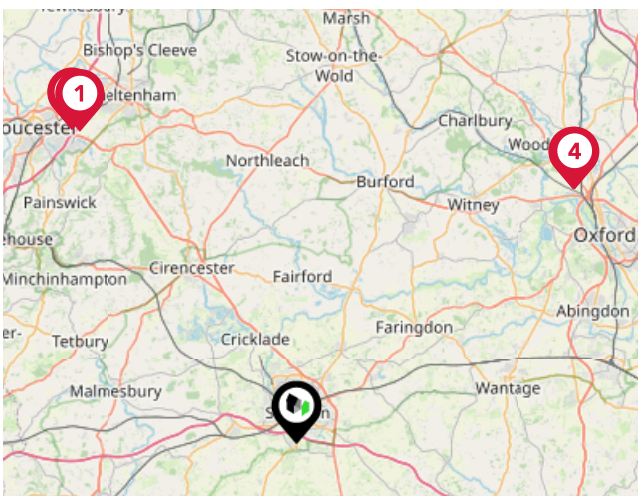
National Rail Stations

Pin	Name	Distance
1	Swindon Rail Station	0.27 miles
2	Swindon Rail Station	0.27 miles
3	Swindon Rail Station	0.31 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J16	3.04 miles
2	M4 J15	3.62 miles
3	M4 J14	15.12 miles
4	M4 J17	14.7 miles
5	M5 J11A	26.32 miles

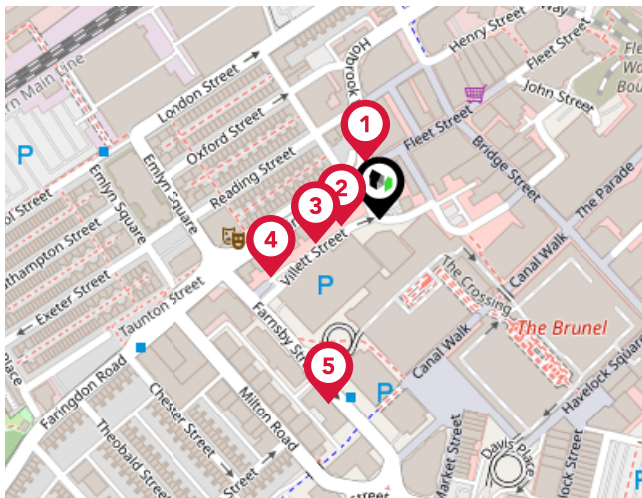


Airports/Helipads

Pin	Name	Distance
1	Gloucestershire Airport	27.84 miles
2	Gloucestershire Airport	28.37 miles
3	London Oxford Airport	27.7 miles
4	London Oxford Airport	27.73 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Catherine Street	0.03 miles
2	Faringdon Road	0.02 miles
3	Faringdon Road	0.04 miles
4	Faringdon Road	0.07 miles
5	Farnsby Street	0.11 miles

McFarlane Sales & Lettings Ltd

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UK Government

For helpful advice, see the full checklist for how to rent in the 'How to Rent' guide at the HM Government website:



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Valuation Office Agency

