

for sale

£95,000



## Amber Court Colbourne Street Swindon SN1 2HB

Introducing this first floor, one bedroom flat which is offered with NO onward chain, in a great location within the town centre. The flat is 0.1 Miles from Tesco Extra on Ocotol Way and just 1 Mile from the Town Centre. Great Buy for Investors or Commuters





# Amber Court Colbourne Street Swindon SN1 2HB

## Inside Accommodations

### **Entrance Hall**

Double Glazed Front Door, Storage Cupboard, Electric Heater

### **Lounge**

12' 1" x 9' 10" ( 3.68m x 3.00m )

Double Glazed Window to Front, Electric Heater

### **Kitchen**

9' 2" x 5' 8" ( 2.79m x 1.73m )

Double Glazed Window to Side, Range of Wall & Base Units with Work Surface Over, Inset Stainless Steel Sink with Mixer Tap, Space for Appliances

### **Bedroom**

9' 9" excluding wardrobes x 8' ( 2.97m excluding wardrobes x 2.44m )

Double Glazed Window to Front, Built in Wardrobes

### **Bathroom**

Three Piece Suite comprising of WC, Pedestal Sink, Panel Bath with Shower Over, Storage Cupboard, Extractor Fan



## Outside Space

Allocated Parking Space





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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3-5 Victoria House, Albert St  
 SWINDON SN1 3BG

Property Ref: SND102396 - 0009

**Tenure:** Leasehold

**EPC Rating:** C

**view this property online [connells.co.uk/Property/SND102396](http://connells.co.uk/Property/SND102396)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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