

for sale

offers over **£190,000**



Queensgate Lincoln Street Swindon SN1 2JD

Bringing you this very well presented two bedroom apartment in a prime location within the town centre. Offering a quiet location overlooking the beautiful Queens Park, yet close to all the amenities of the town centre and old town. The apartment also offers allocated parking.



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Internal Features

Lounge

13' 8" x 13' 5" (4.17m x 4.09m)
Double Glazed Window to Rear, Double Glazed French Doors to Balcony With Views of Queens Park

Kitchen

13' 7" x 6' (4.14m x 1.83m)
Double Glazed Window to Front, Double Doors to Lounge, Range of Wall and Base Units with Work Surface Over, Stainless Steel One and Half Bowl Sink with Draining Board and Mixer Tap, Built In Oven with Induction Hob Over, Space and Plumbing for Washing Machine, Integrated Fridge / Freezer, Radiator

Bedroom 1

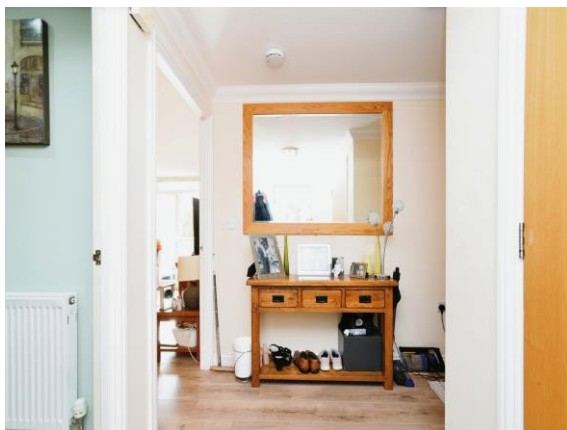
11' 4" x 9' 11" (3.45m x 3.02m)
Double Glazed Window to Rear, Built In Storage, Door to En-Suite

En-Suite

Double Glazed Window to Front, Three Piece Suite Comprising of WC with Concealed Cistern, Pedestal Sink and Shower Enclosure, Boiler

Bedroom 2

11' 8" x 9' 11" (3.56m x 3.02m)
Double Glazed Window to Rear



Bathroom

Double Glazed Window to Front, Three Piece Suite Comprising of WC with Concealed Cistern, Pedestal Sink and Panel Bath with Shower and Screen Over

External Features

Parking

Under Cover Allocated Parking Space via Gated Access





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

To view this property please contact Connells on

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

Property Ref: SND102449 - 0003

Tenure: Leasehold

EPC Rating: C

view this property online connells.co.uk/Property/SND102449

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 2004. 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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