

for sale

£220,000



## Steeple View SWINDON SN1 3FH

The superb apartment is in a prime location in Old Town, less than a 500m walk will find you on Wood Street - popular for its many cafes, boutiques, bars & eateries. A real gem of a property with so much to offer, a property like this isn't available very often. viewing is highly advised!



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## Internal Features

### **Entrance Hall**

Telephone Entry System, Access to All Rooms, Storage and Airing Cupboard, Radiator,

### **Living / Dining Room**

14' 11" x 13' 5" ( 4.55m x 4.09m )

Double Glazed Window to Front, 2 x Radiators

### **Kitchen**

19' 2" x 7' 11" ( 5.84m x 2.41m )

Double Glazed Window to Rear, Modern Range of Wall & Base Units with Work Surface Over, Inset Sink with Draining Board and Mixer Tap, Built In Oven with Gas Hob and Extractor Hood Over, Tiled Splash Back, Integrated Washing Machine / Dryer, Dishwasher and Fridge / Freezer, Tiled Flooring



### **Bedroom 1**

Irregular Shaped Room 15' 8" x 13' 1" ( 4.78m x 3.99m)  
2 x Double Glazed Window to Front, Radiator, Door to En-Suite

### **En-Suite**

Three Piece Suite Comprising of WC, Wash Hand Basin, Shower Enclosure, Fully Tiled, Heated Towel Rail

### **Bedroom 2**

Double Glazed Window to Front, Radiator

### **Study / Dressing Room**

6' 9" x 4' 11" ( 2.06m x 1.50m )  
Double Glazed Window to Rear, Radiator

### **Bathroom**

Obscured Double Glazed Window to Rear, Three Piece Suite Comprising of WC, Wash Hand Basin and Panel Bath with Shower and Screen Over, Heated Towel Rail

### **External Features**

### **Parking**

Garage





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)

To view this property please contact Connells on

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

Property Ref: SND102726 - 0004

**Tenure:** Leasehold

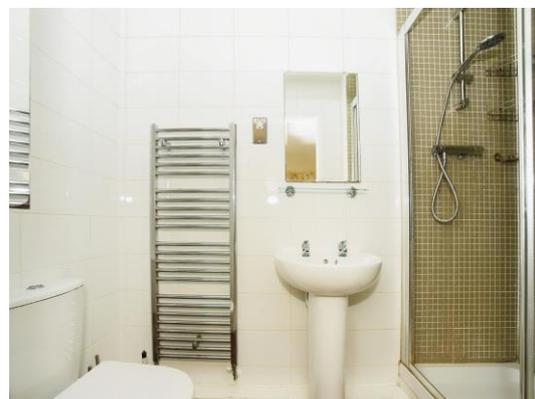
**EPC Rating:** B

**view this property online [connells.co.uk/Property/SND102726](http://connells.co.uk/Property/SND102726)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2010. 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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