

for sale

offers over **£140,000**



## Charminster Close Swindon SN3 3QB

Two Bedroom Flat Situated in the popular Nythe area of Swindon. Close to J15 of the M4 and A419 for good Commuting Links. Also close to the Hospital and Greenbridge Retail Park with lots of Shops and Eateries.



# Charminster Close Swindon SN3 3QB

## Internal Features

### Living Room

19' 8" x 12' 9" ( 5.99m x 3.89m )

Dual Aspect Double Glazed Windows to Front and Side, Radiator

### Kitchen

10' 2" x 11' 5" ( 3.10m x 3.48m )

Double Glazed Window to Rear, Range of Wall & Base Units, Integrated Oven, Electric Hob with Extractor Fan Over, Space & Plumbing for Washing Machine, Space for Fridge / Freezer

### Bedroom 1

12' 9" x 16' 1" ( 3.89m x 4.90m )

Double Glazed Window to Rear, Built In Wardrobes

### Bedroom 2

8' 3" x 13' 4" ( 2.51m x 4.06m )

Double Glazed Window to Rear

### Bathroom

Three Piece Suite Comprising of WC, Wash Hand Basin, Bath with Shower & Screen Over



## External Features

### **Parking**

Off Road Parking Available







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01793 461757**  
**E [swindonoldtown@connells.co.uk](mailto:swindonoldtown@connells.co.uk)**

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

Property Ref: SND102803 - 0002

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1320.00

Ground Rent: Ask Agent

**view this property online [connells.co.uk/Property/SND102803](http://connells.co.uk/Property/SND102803)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1976. 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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