

for sale

£74,000



Yersin Court Swindon SN1 4GY

Offered with NO ONWARD CHAIN is this hard to come by THREE BEDROOM GROUND FLOOR APARTMENT! In a fantastic location within Swindon's Old Town- in close proximity to good schools and the shops, bars and restaurants of both Old Town and the Town Centre. Great for INVESTORS

Viewing Highly Recommended!

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Internal Features

Entrance Hall

Telephone Entry System, Access to Loung / Diner through to Kitchen, All Bedrooms and Bathroom

Lounge / Diner

22' 9" Maximum x 20' Maximum (6.93m Maximum x 6.10m Maximum)

2 x Double Glazed Window to Front and Double Glazed Window to Side, Under Floor Heating, 2 x Radiator, Opening to Kitchen

Kitchen

15' 3" x 6' (4.65m x 1.83m)

Double Glazed Window to Front, Range of Wall and Base Units with Work Surface Over and Matching Up Stands, Inset Stainless Steel Sink with Mixer Taps, Tiled Splash Back, Built In Oven with Electric Hob and Extractor Hood Over, Space and Plumbing for Washing Machine, Large Pantry Style Cupboard



Bedroom 1

18' 4" narrowing to 15' 02" x 10' 5" (5.59m narrowing to 4.62m x 3.17m)

Double Glazed Window to Front

Bedroom 2

10' 11" x 10' 3" (3.33m x 3.12m)

Double Glazed Window to Rear

Bedroom 3

10' 6" x 7' 5" (3.20m x 2.26m)

Double Glazed Window to Rear

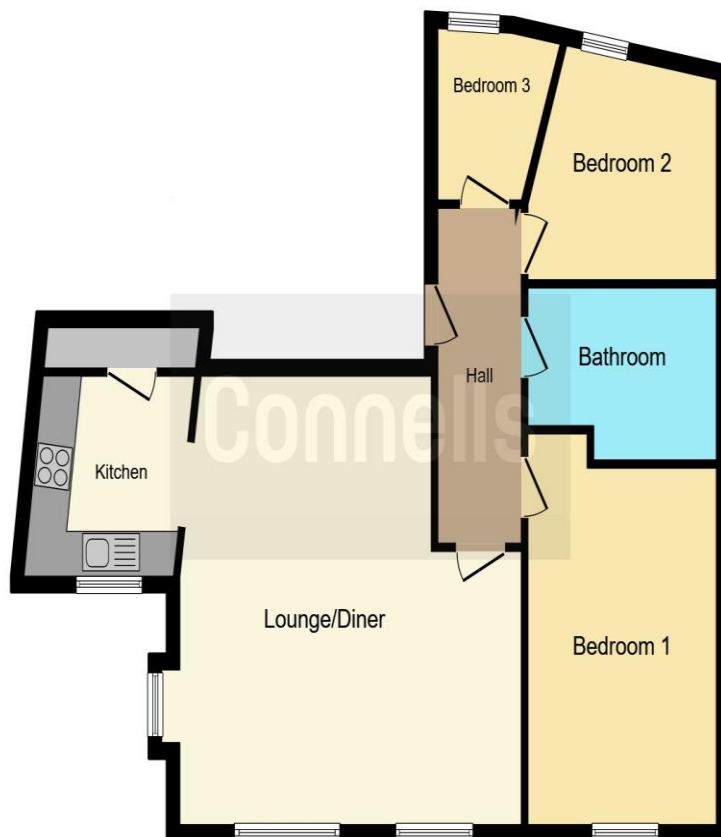
Bathroom

Three Piece White Suite Comprising of WC, Pedestal Sink and Panel Bath with Shower Over, Tiled to Water Sensitive Areas

External Features**Parking**

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

To view this property please contact Connells on

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

Property Ref: SND102856 - 0011

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1609.44

Ground Rent: 268.24

view this property online connells.co.uk/Property/SND102856

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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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