

for sale

offers in excess of

**£140,000 Leasehold**



## The Birches Swindon SN3 1PT

Offered with NO onward chain is this spacious two bedroom ground floor apartment, located just off the prime location of Marlborough Road within the Old Town area of Swindon, and within close proximity to Coate Water Country Park.

### Viewing Highly Recommended!

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# Property Details

## Internal Features

### **Lounge** 14' 5" x 11' 8" ( 4.39m x 3.56m )

Double Glazed Patio Doors to Rear, Radiator

### **Kitchen** 10' 10" x 6' 7" ( 3.30m x 2.01m )

Double Glazed Window to Rear, Range of Wall and Base Units with Work Surface Over, Stainless Steel Sink with Draining Board and Mixer Taps, Space for Cooker and Free Standing Fridge / Freezer, Space and Plumbing for Washing Machine

### **Bedroom 1** 13' x 8' 7" ( 3.96m x 2.62m )

Double Glazed Window to Front, Radiator

### **Bedroom 2** 9' 11" x 7' 3" narrowing to 4' 1" ( 3.02m x 2.21m narrowing to 1.24m )

Double Glazed Window to Front, Radiator

### **Bathroom**

Obscure Double Glazed Window to Side, Three Piece Suite comprising of WC, Pedestal Sink and Panel Bath with Shower and Small Screen Over, Heated Towel Rail

### **Parking**

Allocated Parking Space



To view this property please contact Connells on

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**E swindonoldtown@connells.co.uk**

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

Property Ref: SND102855 - 0011

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 1470.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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)

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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