

for sale

£72,500 Leasehold



Yersin Court Swindon SN1 4GY

Offered on a **SHARED OWNERSHIP** basis is this lovely **TWO BEDROOM TOP FLOOR APARTMENT!** In a fantastic location within Swindon's Old Town - in close proximity to the shops, bars and restaurants of both Old Town and the Town Centre. Ideal for first time buyers or investors.

Viewing Highly Recommended!
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- Energy Rating: C
- 50% Shared Ownership
- Top Floor Apartment
- Allocated Parking
- Fantastic Old Town Location

Property Details

Internal Features

Hallway

Access to living / dining room, both bedrooms and bathroom, storage cupboard

Living / Dining Room 11' 6" Maximum x 14' 6" Maximum (3.51m Maximum x 4.42m Maximum)

Double glazed window to rear, under floor heating

Kitchen 9' 9" x 8' (2.97m x 2.44m)

Double glazed window to rear, range of wall and base units with work surface and matching upstands over, inset stainless steel sink with draining board and mixer tap, built in oven with electric hob and extractor hood over, space and plumbing for washing machine and dishwasher, space for fridge / freezer, under floor heating.

Bedroom 1 9' 9" Maximum x 14' 4" Maximum (2.97m Maximum x 4.37m Maximum)

Double glazed window to front, under floor heating

Bedroom 2 11' 9" x 10' (3.58m x 3.05m)

Double glazed window to front, under floor heating

Bathroom

Recently refreshed bathroom with a white three piece suite, comprising of WC with concealed cistern, vanity sink unit and panel bath with shower and screen over, vanity mirror unit with power, demisting and toothbrush / charger shaving sockets inside the cabinet, storage cupboard, under floor heating

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: SND103034 - 0009

Tenure:Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1710.36

Ground Rent: 3050.76

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Oct 2006. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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