

for sale

offers in excess of **£160,000**



Ivy Court Pasteur Drive Swindon SN1 4GJ

Introducing this well presented upper floor, two bedroom apartment. Situated in the popular area of Swindon's Old Town. This property is centrally located between J15 & J16 of the M4 and has good travel links with bus routes to the town centre and the rest of Swindon. Viewing Recommended!



Ivy Court Pasteur Drive Swindon SN1 4GJ

Internal Features

Entrance Hall

Access to Living / Dining Room through to Kitchen, Both Bedrooms and Family Bathroom, Large Storage Cupboard

Living / Dining Room

17' 5" Maximum x 10' 2" Maximum (5.31m Maximum x 3.10m Maximum)

Double Glazed French Doors with Juliet Balcony to Rear, Wall Mounted Heater

Kitchen

9' 6" x 9' 4" (2.90m x 2.84m)

Double Glazed Window to Side, Range of Wall Mounted Wall and Base Units with Work Surface Over, Built In Oven with Electric Hob Over, One and Half Bowl Stainless Steel Sink with Mixer Tap, Space and Plumbing for Washing Machine, Space for Fridge / Freezer.



Bedroom 1

13' 4" Maximum x 10' 2" Maximum (4.06m Maximum x 3.10m Maximum)

Double Glazed Window to Rear, Built In Wardrobes, Door to En-Suite

En-Suite

Three Piece Suite Comprising of WC, Wash Hand Basin and Shower Enclosure, Tiled to Water Sensitive Areas

Bedroom 2

10' 2" x 10' 1" (3.10m x 3.07m)

Double Glazed Window to Rear, Built In Wardrobes

Bathroom

Three Piece Suite Comprising of WC, Wash Hand Basin and Panel Bath with Mixer Taps and Shower Attachment, Heated Towel Rail, 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

T 01793 461757
E swindonoldtown@connells.co.uk

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

Property Ref: SND102809 - 0002

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: C Service Charge: 1694.48

Ground Rent: 99.02

view this property online connells.co.uk/Property/SND102809

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 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.



see all our properties at <http://www.connells.co.uk> | www.rightmove.co.uk | www.zoopla.co.uk