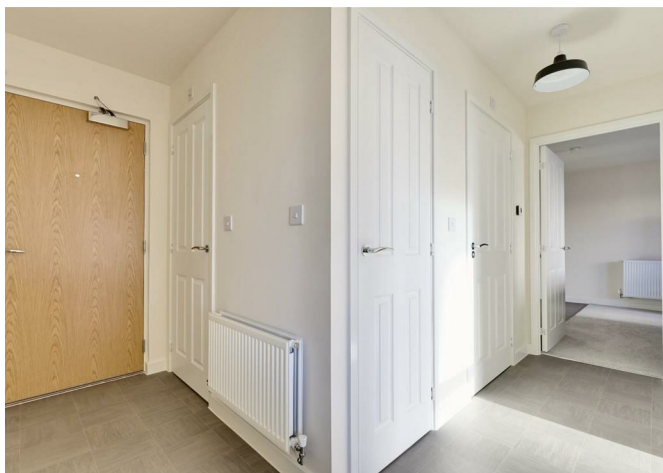




GRANT FRASER
TOWN & COUNTRY

24 Smiths House, Smiths Lane, Swindon, Wiltshire, SN3 3FX
Offers over £195,000



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Welcome to Smiths House, a modern apartment located in Stratton St Margaret, Swindon. This two-bedroom, two-bathroom residence offers a comfortable living space of 580 square feet, perfect for individuals or small families seeking a contemporary home.

As you enter the apartment, you will find a well-appointed reception room that provides a warm and inviting atmosphere, ideal for relaxation or entertaining guests. The kitchen is equipped with integral appliances, making meal preparation a breeze. The property also boasts an en-suite shower room, ensuring privacy and convenience for the bedroom one.

One of the standout features of this apartment is the balcony, which offers picturesque views towards The Ridgeway, a perfect spot to enjoy your morning coffee or unwind in the evening. Additionally, the apartment includes three hallway cupboards, providing ample storage along with plumbing for a washing machine.

For those with vehicles, the property offers parking for two cars, a valuable asset in this area. Being just two years old, this apartment comes with a house builders warranty, giving you peace of mind regarding the quality of construction.

Smiths House is conveniently located just two miles from the nearest train station, trains to London Paddington take as little as 45 minutes, while the M4 motorway junction is only five miles away, providing easy access to surrounding areas. Furthermore, Oxford city centre is a mere 30 miles away, allowing for a quick trip to explore the rich history and culture of this iconic city either via car or the regular S6 bus service.

In summary, this apartment at Smiths House presents an excellent opportunity for modern living in a well-connected location. With its appealing features and proximity to local amenities, it is sure to attract those looking for a stylish and practical home.

Description

Comprising communal entrance hallway, apartment entrance hallway, living room open plan to kitchen, balcony, two bedrooms, bathroom and en-suite. The apartment building has a front and rear entrance, the front leads off the main street, the rear leads handily from the parking location. Stairs lead up to the second (and top) floor. The apartment hallway handily has three built in cupboards, one also further benefits from plumbing for a washing machine. The kitchen has integral appliances, has space for a small table and is open plan to the living room. French doors lead out to a private balcony, which enjoys distant views to The Ridgeway, neighbouring public open space and properties. Bedroom one has built in wardrobes and a shower en-suite. Bedroom two is serviced by a main bathroom with a shower over the bath.

Externally there are open plan communal garden areas with parking located to the rear of the building, the property benefits from double tandem driveway parking. On the estate there is a children's play area and over the road is a public open space and rugby ground with club.

Services: Mains drainage, gas, electricity and water.
Lease length: 999 years (circa. 997 years remaining)
Service charge: Circa. £1,400 per annum



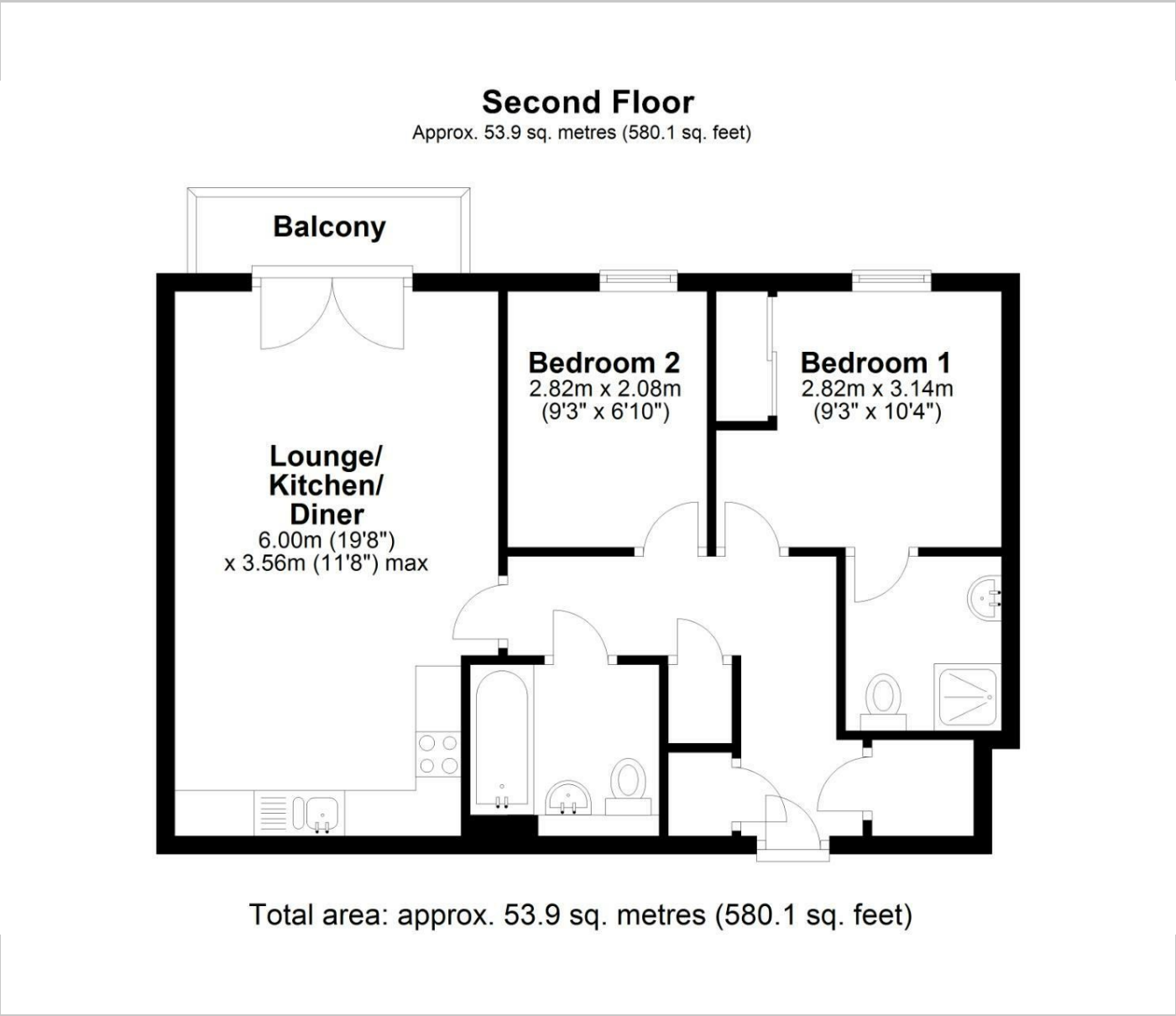
Situation

Located in the east side of Swindon, with an array of local convenience shops dotted about the area, a larger Sainsbury's, Morrisons and Aldi provide bigger supermarket shops. Greenbridge retail park offers fast food restaurants and an array of homeware, clothing and general stores. Primary and secondary schools are available throughout east suburbs. A vast array of Public houses are dotted about the area to cater to the vast majority of tastes with eastern village pubs a short drive. Coate Water lake has a famous Grade II listed driving board and offers walks around the lake, through the woodland whilst enjoying the views of the surrounding countryside, finished off with a hot drink and snack from their cafe.

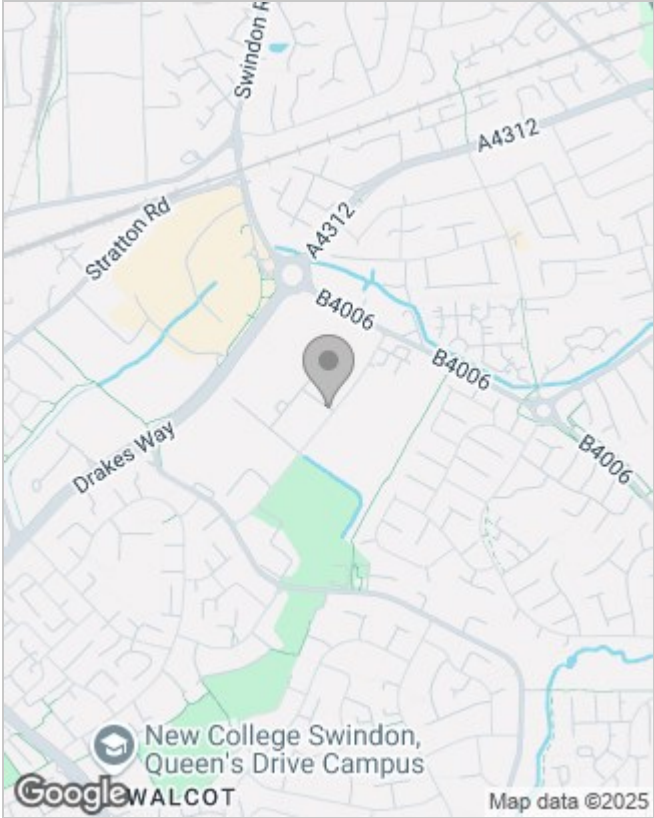
The area has great transport links, the M4 motorway access circa 4.5 miles from the property, the A419 links to the M5 Motorway and the A420 for links to Oxford. Swindon Station is approximately 2.5 miles away and trains to central London, Bath and Bristol and the West Country run on a regular timetable.



Floor Plans



Area Map



Energy Performance Graph

