

OVER
30
YEARS OF
MOVING
PEOPLE

ATWELL
MARTIN
ESTATE AGENTS



Lincoln Street, Swindon SN1 2JD

£156,000

OPEN HOUSE SATURDAY 10th MAY 10AM-12PM! CALL TO BOOK YOUR SLOT! Welcome to Queensgate, an idyllic one bedroom first floor apartment nestled in the heart of Swindon, overlooking the well regarded Queens Park this purpose built Hills Homes development from 2004 has a great outlook whilst providing a convenient location close to all of the local amenities.



Location

This property is situated right next to the entrance to Queens Park on the popular residential area of Lincoln Street. Lincoln Street is situated within easy walking distance of the town centre and Old Town. There is an abundance of amenities on the doorstep including pubs, restaurant's, cinema, coffee shops, newsagents, supermarkets, doctors and dentists etc, as well as the local well known areas such as The Lawns, The Outlet Centre and Coate Water Country Park. Swindon offers excellent employment opportunities and has a mainline rail station Swindon to Paddington in under an hour. Both junction 15 & 16 of the M4 motorway are within easy reach.

Accomodation

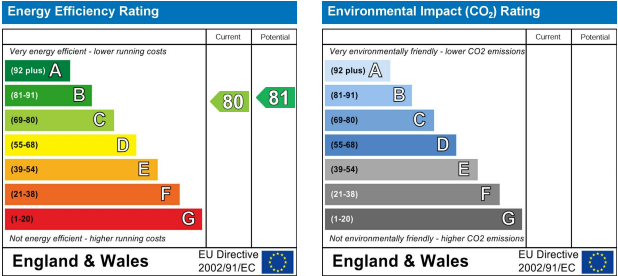
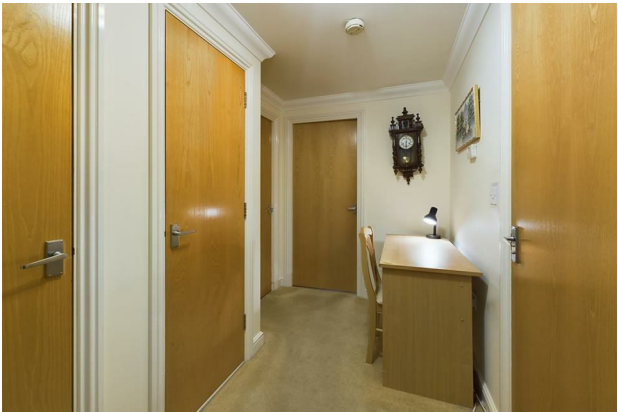
The first floor can be accessed via either the stairs or the communal lift and comprises of; a large and light entrance hallway providing access to all rooms, as well as a storage cupboard and airing cupboard holding the electric boiler to the left. Modern showerroom to the right with a walk in shower unit. The bedroom is located at the rear and benefits from a built in wardrobe, fitted bedside and overbed storage units, and

fitted dressing table incorporating additional storage and laundry basket and has uninterrupted views of Queens Park. The living room is of great size with a feature electric fireplace and double doors leading you onto the balcony, the perfect place to unwind and watch the wildlife in the pond which is home to many ducks and swans. The kitchen can be used open plan with the living room or shut off, due to it's double doors. It houses a variety of wall and base units as well as all of the appliances you could need; fridge freezer, dishwasher, washer / dryer, single oven, induction hob and extractor fan whilst still having a pleasant view of the old convent gardens and Holy Rood Church.

Lease Details

125 year lease from 2004, until 2129. So approx 104 years remaining. Ground rent of £50per annum, increasing to £75 per annum for the second 25 years, increasing to £100 per annum for the third 25 years, and a final increase to £150 per annum for the remainder of the term.

Service charge of approx £1,282.20 per annum, paid bi-annually.



Email: res.calne@atwellmartin.co.uk

Tel: 01249 813813

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

