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Station Approach, Swindon SN1 3FA

Offers in the region of £196,000

Tucked away on a quiet residential street close to Old Town is Station Approach. A charming two bedroom, two bathroom apartment for sale with no onward chain. With its prime location, residents will find themselves just a stone's throw away from Old Town, renowned for its vibrant atmosphere. In addition to its spacious interior, the apartment features allocated parking, a valuable asset in this bustling area. This means you can enjoy the convenience of having your own designated space, making coming home a breeze. Contact Atwell Martin today to arrange your viewing.

Location

The apartment enjoys a popular location close to the centre of Swindon's Old Town, its just a short walk to the shops, pubs and restaurant's and there are great access links through to both J15 & 16 of the M4 and the Great Western hospital is only a ten minute drive away. The Town centre shopping area is only a short walk away where you will find all the necessary amenities and leisure facilities plus a number of nice pubs and restaurant's. Swindon offers a mainline railway station London to Paddington in c.55mins.

Accommodation

First floor apartment comprising of; A large, central entrance hallway allowing access to all rooms. To the left is bedroom two, a great sized room which would house a double bed with ease as well as space for bedside tables, dresser and wardrobe. Bedroom one benefits from built in wardrobes as well as a modern ensuite shower room. Both bedrooms have UPVC windows to the front of the building as well as TV and phone ports. The open plan living / dining / kitchen is located at the rear of the building. A bright room with plenty of space for a dining table, sofas and side units as well as a Juliet balcony. The kitchen is of neutral tones and houses a variety of wall and base units with all appliances built in, including; fridge freezer, washing machine, dishwasher, single oven, gas hob and extractor fan. There is a separate family bathroom with shower over bath and storage cupboard adjacent to the entrance hall.

Externally

One allocated parking space. Intercom entrance system into communal hallway.

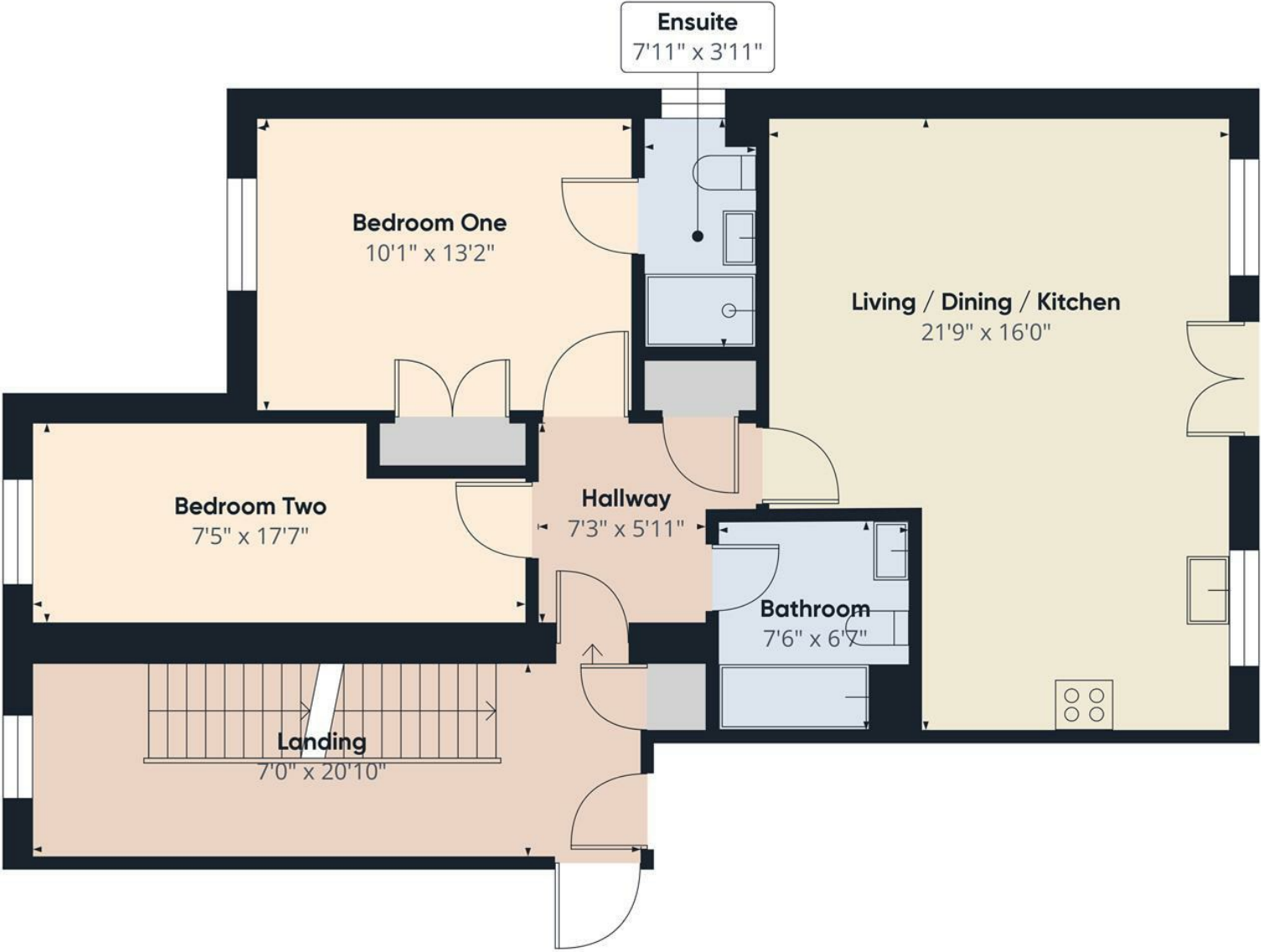
Lease Information

Service charge approx £1,297.19 per annum.
Lease Length remaining approx 988 years.





Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Current	Future		Current	Future	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
A	A	82	A	A	
B	B		B	B	
C	C	82	C	C	
D	D		D	D	
E	E		E	E	
F	F		F	F	
G	G		G	G	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EPC Director 2020/1/EC			EPC Director 2020/1/EC		



Approximate total area¹⁸
825.36 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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NOTE: These details are believed to be materially correct although their accuracy is not guaranteed and they do not form any part of a contract . All fixtures and fittings mentioned in these particulars are included in the sale, all others are specifically excluded. Measurements are given as a guide only and should not be relied upon for carpets and furnishings. The agent has not tested any of the services, fittings or equipment and so does not verify that they are in working order. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.