



St. Austell Way Swindon

Price Guide £149,999



Atwell Martin are delighted to offer for sale this well presented two bedroom, first floor apartment in the popular convenient location of Churchward, Swindon. Recently decorated throughout and available with no onward chain.

Location

The apartment is situated within the sought-after Churchward Development, on the edge of Swindon Town Centre. St Austell Road is positioned extremely close to the Desiggnr Outlet Village and has easy access to all the shops, restaurant's, pubs and leisure facilities the Town has to offer. J15 or 16 of the M4 is within easy reach, c.2 miles which links London, Reading, Bristol and Wales. The Hospital is only a ten minute drive away and Swindon offers a mainline railway station to Paddington in just under an hour.

Accommodation

A first floor apartment, comprising of; entrance hall, kitchen with singular oven as well as space for a washing machine and fridge freezer. Large living room with julliette balcony allowing lots of natural light. Two good sized bedrooms and bathroom with shower over bath. Storage Heaters throughout.

Externally

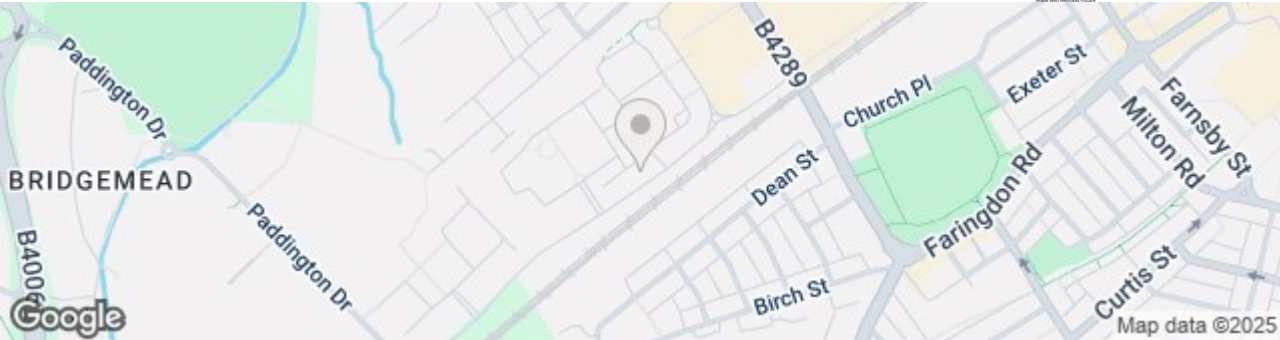
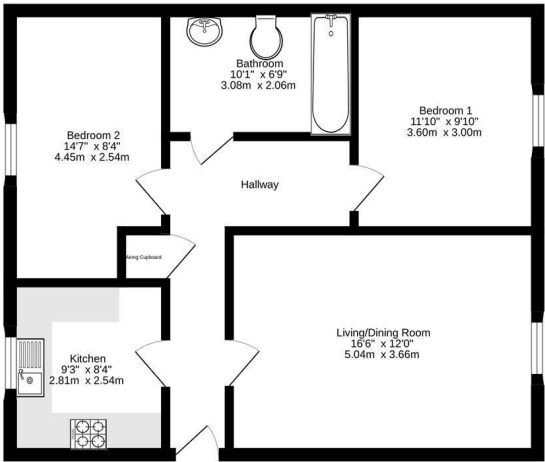
Two allocated parking spaces allowing tandemn parking to the left of the building. Communal bin storage.

Lease Information

A long lease of 999 years from 2002, allowing a remaining lease of 977. Cost of £536 paid bi-annually.
Ground rent of £52.50 paid bi-annually.



GROUND FLOOR



Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Target
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England & Wales		
Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions	Current	Target
A		
B		
C		
D		
E		
F		
G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		

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 of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility id 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.