



**Gilberts Lane, Highworth Swindon SN6 7FB**



**welcome to**

**Gilberts Lane ,Highworth Swindon**

Allen & Harris offer for sale this GROUND FLOOR 2 bedroom, modern, spacious apartment located just a stones through from all local amenities including the High Street. Call today to arrange your viewing!



### **Kitchen**

10' 5" x 9' 1" ( 3.17m x 2.77m )

Fitted kitchen comprising of wall and base units with worksurfaces over, sink and drainer, oven and ceramic hob, extractor fan, integrated fridge, plumbing for a washing machine and tumble dryer, underfloor heating, inter com door entry and two double glazed rear and side aspect windows.

### **Lounge**

15' 1" x 13' 4" ( 4.60m x 4.06m )

Double glazed rear window, storage cupboard, laminated flooring with underfloor heating.

### **Bedroom 1**

10' 5" x 11' 5" ( 3.17m x 3.48m )

Double glazed front aspect window, fitted wardrobes and underfloor heating.

### **Bedroom 2**

12' 1" x 9' 5" ( 3.68m x 2.87m )

Double glazed front aspect window, fitted wardrobes and underfloor heating.

### **Bathroom**

6' 1" x 8' 2" ( 1.85m x 2.49m )

Fitted bathroom with bath with shower over, W/C, wash hand basin, heated towel rail, part tiled, extractor fan, boiler cupboard, underfloor heating and a double glazed side aspect window.

### **Parking**

Parking for two cars.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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welcome to

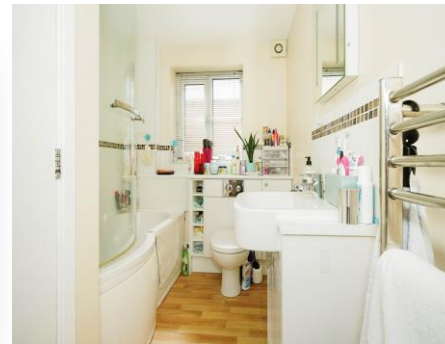
## Gilberts Lane, Highworth Swindon

- Ground Floor Apartment
- Open Plan Living
- Two Double Bedrooms
- Bathroom
- Modern Finish

Tenure: Leasehold EPC Rating: C

guide price

**£190,000**



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 999 years from 26 Nov 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
HWT105386 - 0006

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

 allen & harris



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