



Gilberts Lane, Highworth Swindon SN6 7FB

welcome to

Gilberts Lane, Highworth Swindon

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



Kitchen/ Diner/ Lounge

18' 6" x 15' 1" (5.64m x 4.60m)

Fitted kitchen comprising of wash and hand units with work surfaces over, oven, hob, cooker hood, integral fridge, underfloor heating, double glazed front aspect window, a skylight and a storage cupboard.

Bedroom One

9' 5" x 13' 2" (2.87m x 4.01m)

Double glazed front aspect window, built in wardrobes and underfloor heating.

Bedroom Two

8' 7" x 10' 5" (2.62m x 3.17m)

Double glazed rear aspect window, built in wardrobes and underfloor heating.

Bathroom

5' 8" x 6' 1" (1.73m x 1.85m)

Fitted suite comprising of bath with shower over, W/C, wash hand basin, heated towel rail, part tiled and underfloor heating.

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

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

Tenure: Leasehold EPC Rating: C

guide price

£170,000



Please note the marker reflects the postcode not the actual property

view this property online [allenandharris.co.uk/Property/HWT105398](https://www.allenandharris.co.uk/Property/HWT105398)

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:
HWT105398 - 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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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