



**Paramount Beckhampton Street, Swindon SN1 2SE**

**welcome to**

## **Paramount Beckhampton Street, Swindon**

- DUPLEX APARTMENT
- CENTRAL LOCATION
- OPEN PLAN
- TWO BEDROOMS
- ALLOCATED PARKING

Tenure: Leasehold EPC Rating: D

# £160,000

Allen & Harris are pleased to offer this two bedroom duplex apartment located in the heart of Swindon within the popular Paramount building. This contemporary apartment boasts open-plan living space set over two floors.

The property comprises of two double bedrooms, spacious lounge area, kitchen with appliances and secure parking for one car.

Situated in Swindon Town Centre, you are a short walk from Swindon shops, train station. You also have a gym on the ground floor of the building which is by membership.

**Entrance Via Door To Hallway**

**Open Plan**

**Lounge Area**

18' 8" x 13' 8" ( 5.69m x 4.17m )

**Kitchen Area**

13' 7" x 8' 2" ( 4.14m x 2.49m )

**Bedroom One**

11' 1" 9 x 9' 11" ( 3.38m 9 x 3.02m )

**Bedroom Two**

13' 7" x 9' 5" ( 4.14m x 2.87m )

**Bathroom**

**Allocated Parking**

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This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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.

**Property Ref:**  
STC113058 - 0003

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