



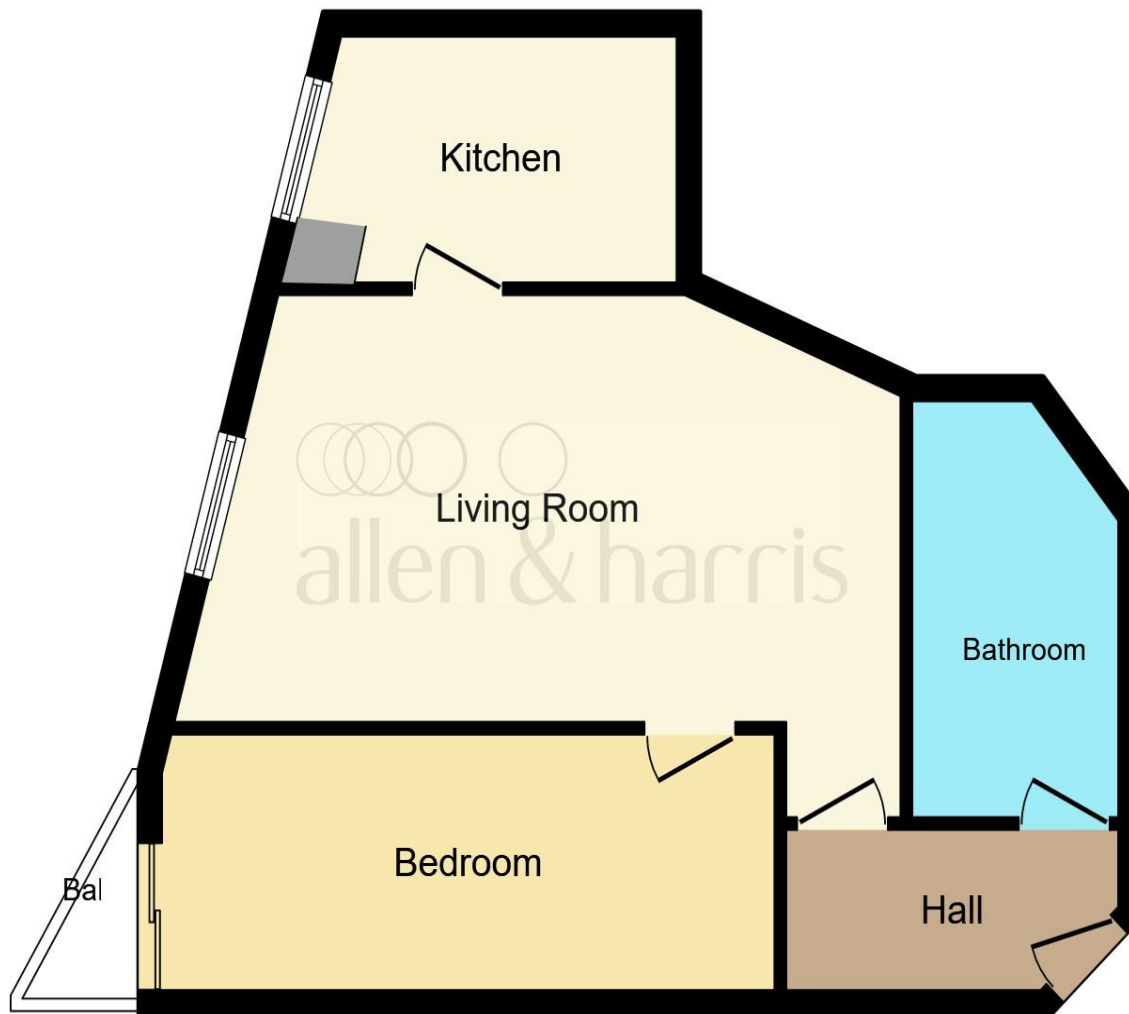
Rowan House Holbrook Way, Swindon SN1 5BY

welcome to

Rowan House Holbrook Way, Swindon

*** GUIDE PRICE £110,000 TO £120,000 **Allen & Harris are pleased to bring to market this spacious 1 Bedroom first floor flat based in the Town Centre. Benefiting from a balcony off the bedroom, secure parking, and NO ONWARD CHAIN, this property is one not to miss! Call today to view on 01793615105.





Entrance Via Door

Entrance Hall

10' 10" x 7' 1" (3.30m x 2.16m)

Lounge

18' 9" x 11' 1" (5.71m x 3.38m)

Kitchen

11' 3" x 11' 1" (3.43m x 3.38m)

Bedroom One

17' 8" x 9' 10" (5.38m x 3.00m)

Bathroom

Parking

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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- NO ONWARD CHAIN
- FIRST FLOOR FLAT
- WELL PRESENTED
- TOWN CENTRE LOCATION
- BALCONY

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£110,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/STC113837



Property Ref:
STC113837 - 0008

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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