



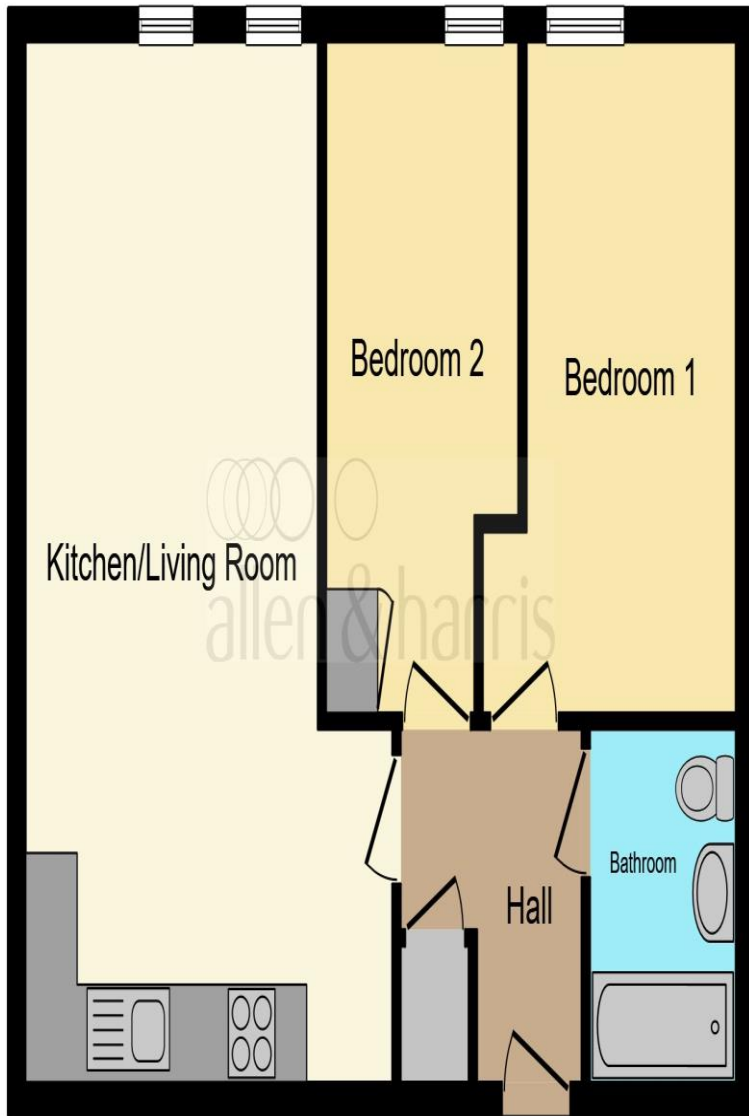
Harding House Harding Street, Swindon SN1 5AF

welcome to

Harding House Harding Street, Swindon

Allen & Harris are pleased to offer this two bedroom second floor apartment for sale in Swindon Town Centre, the property has secure allocated parking. You have an open plan living/kitchen/diner space overlooking the Railway Village. Contact the branch now to set up a viewing.





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.



Entrance Via

Communal Entrance Hall

Open Plan Living

14' x 20' 11" (4.27m x 6.38m)

Kitchen Area

Lounge Area

Bedroom One

8' 10" x 13' 7" (2.69m x 4.14m)

Bedroom Two

13' 5" x 7' 4" (4.09m x 2.24m)

Bathroom

Allocated Parking Space

welcome to

Harding House Harding Street, Swindon

- SECOND FLOOR
- IDEAL INVESTMENT
- OPEN PLAN LIVING
- TWO BEDROOMS
- CLOSE TO TOWN STATION

Tenure: Leasehold EPC Rating: C

£140,000



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This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jan 2011. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs



Property Ref:
STC113670 - 0004

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.



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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.

Please note the marker reflects the postcode not the actual property