



16, Thomas Edward Cord Building Cricklade Road, Gorse Hill, Swindon,
Wiltshire SN1 5,000
Chain Free

SWINDON
HOMES sales, lettings & mortgages

A SPACIOUS ONE BEDROOM SECOND FLOOR FLAT LOCATED IN GORSE HILL BEING SOLD WITH NO ONWARD CHAIN.

The property comprises of : Lounge, kitchen, double bedroom, bathroom, allocated parking space, double glazing, electric heating and serviced lift.

Will suit either a first time buyer or an investor. RING NOW TO BOOK YOUR VIEWING!

Entrance Hallway

7'0" x 5'7" (2.15 x 1.72)

Airing cupboard, wall mounted electric heater, intercom system, doors to rooms, door to communal landing

Lounge

15'8" x 10'7" (4.80 x 3.25)

UPVC double glazed window to side, two wall mounted electric heaters, built in storage cupboard, open plan to kitchen

Kitchen

9'1" x 6'2" (2.79 x 1.89)

Fitted kitchen comprising of range of low and eye level cupboards with adjoining worksurfaces, stainless steel sink drainer unit, built in electric oven and hob with overhead extractor hood, fridge freezer, washing machine, vinyl flooring

Double Bedroom

10'5" x 10'9" (3.19 x 3.28)

UPVC double glazed window to side, wall mounted electric heater

Bathroom

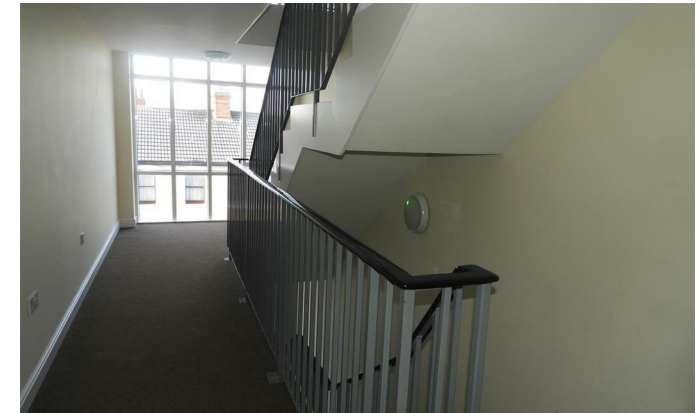
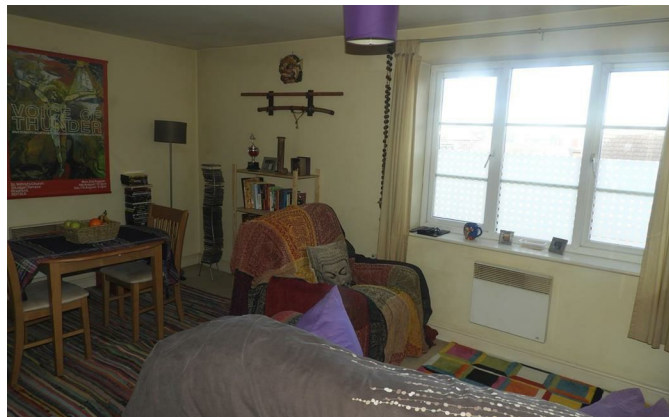
6'8" x 5'7" (2.04 x 1.72)

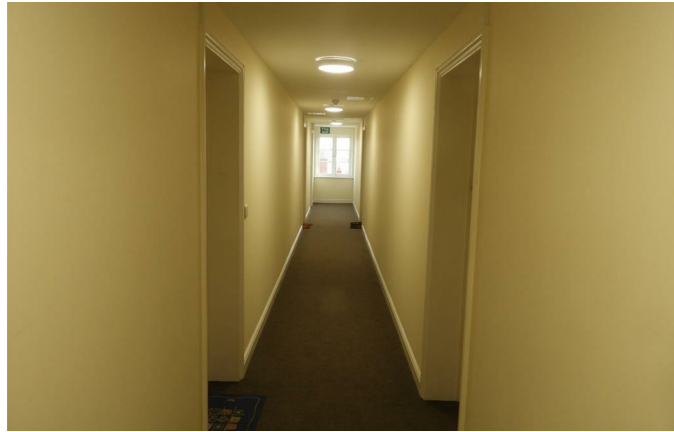
Extractor fan, fan assisted electric heater, w.c, sink, bath tub with shower over with shower screen, part tiled walls

Parking

One allocated parking space is designated parking area with security gate

Tenure Leasehold

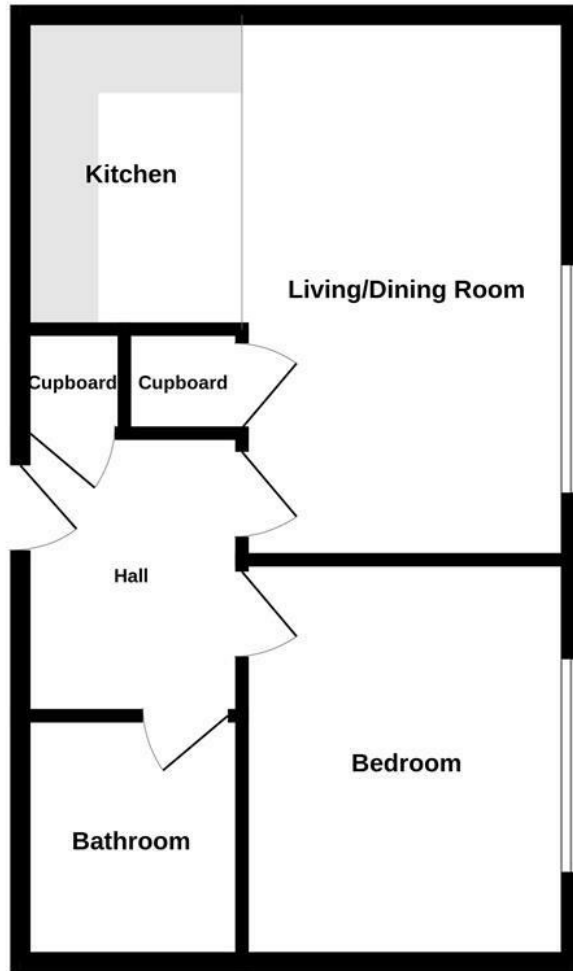




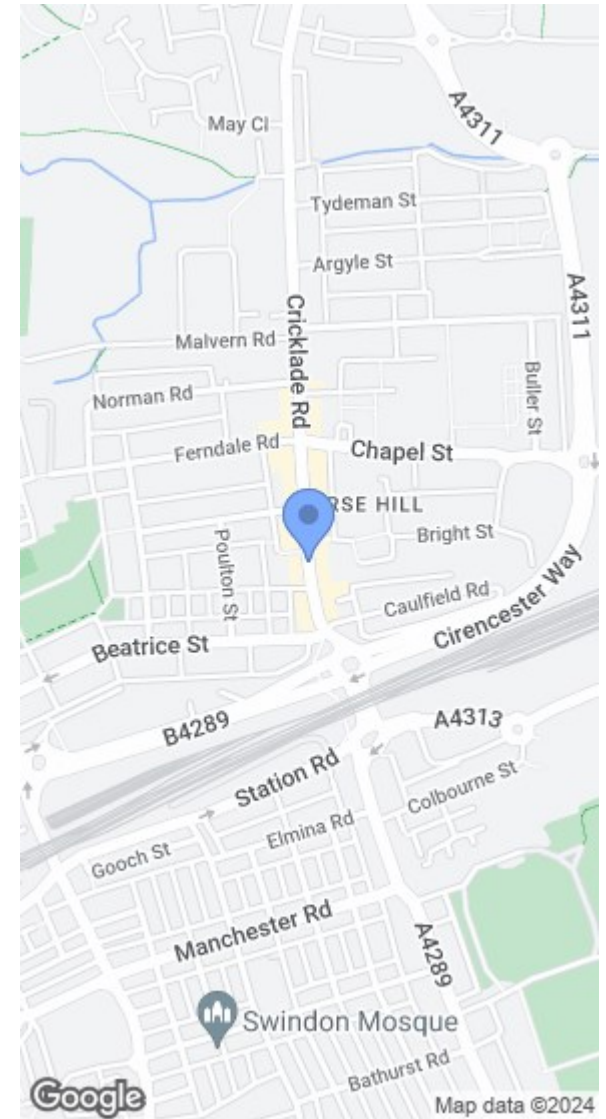
Terms of lease 999 years from 1/7/04
Cricklade Road Management Company Limited a: 15 Windsor
Road, Swindon, SN3 1JP t: 0330 606 1402 w:
www.crickladeroad.rmcweb.site
Ground rent £150 per annum Service charge for 2023 £1522.95



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating				
	Current	Potential		Current	Potential	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A				(92 plus) A		
(81-91) B				(81-91) B		
(69-80) C				(69-80) C		
(55-68) D				(55-68) D		
(39-54) E				(39-54) E		
(21-38) F				(21-38) F		
(1-20) G				(1-20) G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions		
England & Wales				England & Wales		
	EU Directive 2002/91/EC				EU Directive 2002/91/EC	