



Ground Floor Apartment, Old Police Station, 100 Whitbourne Avenue,  
£1,650 (From) Per Month

SWINDON  
HOMES   
sales, lettings & mortgages



**\*\* BILLS INCLUDED \*\*** A luxury two bedroom, two bathroom apartment situated in a gated complex located in the SN3 area of Swindon. This furnished apartment benefits from private parking in a secure gated estate covered by CCTV, superfast wireless broadband and some have south facing balconies or private sun terraces

### Furnishings

This apartment is furnished to a very high specification and includes pairs of cream leather sofas, matching deep pile carpets and elegant glass tables. There is also a digital flat screen TV, granite work tops, integrated fridge freezer, fan oven, ceramic hob, washer dryer, microwave, juicer, toaster, kettle and coffee maker.

The luxury bathrooms contain Philippe Starke designer sanitary ware and cream limestone floors. There is also an illuminated mirror and heated towel rail, plus power showers.

The bedrooms contain luxury double beds, with spacious mirror-fronted wardrobes french doors opening onto private south-facing balconies overlooking the rear lawns.

### The Area

The apartments are located in a gated complex with access only by remote control. Once through the gates you'll find a tranquil and calm setting with manicured gardens and specimen trees. There is secure parking for all apartments on the complex with ample room and 24 hour CCTV.

The grounds and communal areas are maintained to a very high standard and cleaned regularly. Any maintenance issues are always rectified at the earliest opportunity possible.

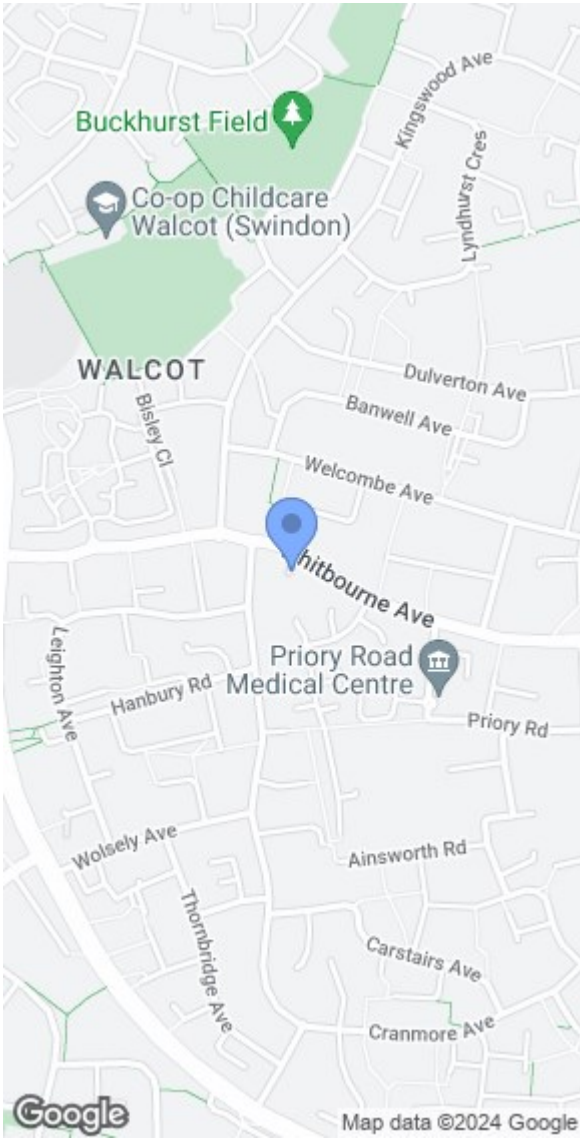
The rear of the complex is a south-facing sun trap with immaculate lawns making it feel like a Mediterranean haven.

There are local bus routes running just outside that link you to town centre and beyond, with local shops just down the road.









Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	