



1, Monument House Chaddington Strand, Off Mill Lane, Swindon, Wilts,
SN1 7DP
Offers In Excess Of £200,000

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Swindon Homes are very pleased to market this immaculately presented, two double bedroom, ground floor apartment situated in a quite location off Mill Lane, Wichelstowe, Swindon. The accommodation comprises communal entrance into building, entrance door to apartment, entrance hallway, master bedroom with ensuite, second double bedroom, family bathroom, large lounge diner with separate kitchen area. Further benefits include gas central heating, uPVC windows and doors and two allocated parking spaces plus electrical car charges within the estate. The property is close local shops, bus routes and schools if required.

Communal Entrance

Main entrance into hallway with stairs to all floors, wall mounted letter boxes.

'L' shaped Entrance Hallway

7'5" x 4'4" increasing to 6'9" into 13' x 3'5" (2.26m x 1.32m increasing to 2.06m into 3.96m x 1.)

Apartment Entrance door into 'L' shaped hallway, uPVC window to side aspect, doors to utility cupboard [for washing machine and tumble dryer], storage cupboard, both bedrooms, bathroom and lounge, radiator, laminate flooring.

Lounge / Diner

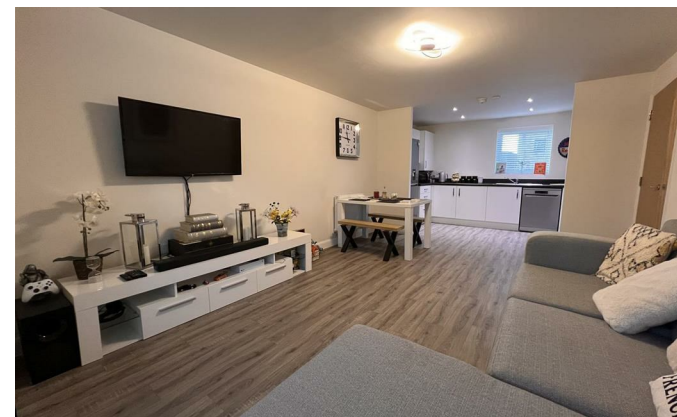
11'9" x 17'7" (3.58m x 5.36m)

uPVC window to side aspect, two radiators, laminate flooring, opening into kitchen area.

Kitchen Area

11'9" x 6'6" (3.58m x 1.98m)

uPVC window to side aspect, A modern fitted kitchen with a selection of white kitchen units at both eye and base level with matching work tops. integrated gas hob with splashback, oven under and extractor over, wall mounted Logic gas boiler, stainless steel sink unit with mixer tap over, space for fridge / freezer, laminate floor.





Bedroom One

10'8" narrowing to 9'9" x 11'9" (3.25m narrowing to 2.97m x 3.58m)

uPVC window to side aspect, radiator, door to en-suite.

En-suite

A modern suite comprising walk in shower with tiled splashbacks, low level WC, pedestal wash basin, heated towel rail, extractor, laminate floor.

Bedroom Two

9'8" narrowing to 8'7" x 11'9" (2.95m narrowing to 2.62m x 3.58m)

uPVC window to side aspect, radiator.

Bathroom

7'1" x 5'8" (2.16m x 1.73m)

Opaque uPVC window to side aspect. A modern white bathroom suite comprising low level WC, pedestal washbasin, heated towel rail, panelled bath with mixer tap, part tiled walls, extractor fan, laminate flooring.

Parking

There are two allocated parking spaces for this property, plus there are also electric chargers available.

Lease Details

Lease was 999 years from 01/12/2020 so 996 to run.

Management Charge is approx. £974.17 per ann.

The Management Company is First Port.





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	EU Directive 2002/91/EC	84	84	England & Wales	EU Directive 2002/91/EC