



5 Gosse Court, Swindon, SN3 1FG

£53,650

SWINDON  
HOMES   
sales, lettings & mortgages

**\*\* SHARED OWNERSHIP \*\* PERFECT TO GET ON THE PROPERTY LADDER \*\* FULL SHARE CAN BE PURCHASED \*\***

Are you ready to step into the world of homeownership without breaking the bank? Look no further!

Introducing a charming but affordable two double bedroom, two bathroom flat, with open plan living spaces and a west facing Juliet balcony allowing loads of natural light to flow through.

This property boasts a 29% share, making it the perfect solution for those seeking the benefits of homeownership without the hefty price tag.

Located off of Pipers Way, Swindon, the flat is a short distance from the Old Town high street and the amenities it has to offer.

The accommodation comprises: communal entrance, entrance hall, open plan living room/ diner, kitchen area, a double bedroom with ensuite, a second double bedroom and a spacious bathroom.

Further benefits include gas central heating, dual aspect windows allowing lots of natural light and a designated parking space for one car.

#### **Communal Entrance and Stairs**

Communal entrance door with electronic entry system, stairs to all floors

#### **Entrance Hall**

5'6" into 3'7" x 16'0" (1.7 into 1.1 x 4.9)

Wooden fire door, secure phone entry system, fuse box, thermostat, radiator, doors to lounge and both bedrooms, door to bathroom, storage cupboard with Alpha combi boiler





### Lounge/ Diner

15'8" into 9'10" x 16'0" into 12'5" (4.8 into 3 x 4.90 into 3.8)

Sliding door to west facing Juliet balcony, two radiators, laminate flooring leading to kitchen area

### Kitchen

6'10" x 10'0" (2.1 x 3.05)

Tilt and turn window to side, integrated fridge freezer, electric fan oven with gas hob and canopy extractor fan over, space and plumbing for washing machine, space and plumbing for slimline dishwasher, one and a half basin stainless steel sink with mixer tap over, wall mounted extractor fan

### Bedroom One

10'5" into 8'10" x 9'2" into 9'10" (3.2 into 2.7 x 2.8 into 3)

Tilt and turn window to side aspect, radiator, door to ensuite shower room

### Ensuite

8'6" (6'2" to shower) x 3'6" (2.6 (1.9 to shower) x 1.09)

Tiled shower cubicle with electric shower, wall mounted wash basin, low-level WC, extractor fan. heated towel rail, window to side aspect with privacy glass.

### Bedroom Two

10'5" into 8'6" x 8'2" (3.2 into 2.6 x 2.5)

Tilt and turn uPVC window to side aspect, radiator

### Bathroom

8'6" x 5'9" (2.61 x 1.76)

Bath with shower screen, mains shower, low-level WC, pedestal, wash basin, heated towel rail, extractor fan

### Lease

This is a 29% shared ownership property with an open market value of £185,000. Places for People rent to you the other half of the property at £286.95 per month. You can purchase the rented part in stages which is called staircasing.

The lease has 111 years to run. It was 125 years from September 2010 when the property was built.

The management charge is approximately £165.08 per month (£1980.96 P.A.)

All costs are subject to change at Places for People's discretion

Places for People has to pre-qualify any person who would like to purchase.





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 <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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	