



**18 Thomas Edward Coard, Gorse Hill, Swindon, Wiltshire, SN2 8AB**  
**£97,500**

Swindon Homes are pleased to offer for sale this deceptively spacious, well presented, bright and airy, one-bedroom top floor corner flat, overlooking gardens and situated in the popular area of Gorse Hill, Swindon. The accommodation comprises: an entrance hall leading to all rooms, a spacious double bedroom, and bathroom plus an open plan living / dining area, leading to an open kitchen. Further benefits include double glazed windows and electric heating. There is also lift access to all floors and an allocated secure parking space located in the gated parking area of the complex. The apartment is also close to Swindon station, local shops, schools and bus routes. There is also easy access to the M4.



### **Communal Entrance**

Communal Entrance - Secure phone entry system for communal entrance from Cricklade Road. Stairs to all floors, lift to the rear.

### **Entrance Hall**

Entrance Hall - Wall mounted electric heater, airing cupboard, secure entry intercom system, doors to rooms, door to communal landing.

### **Lounge / Dining**

15'8" x 10'9" (4.80 x 3.30)

Two wall mounted electric heaters, uPVC double glazed window to side (overlooking gardens), open plan to kitchen.

### **Kitchen**

9'1" x 6'1" (2.79 x 1.86)

A modern fitted kitchen comprising of a stainless steel sink drainer unit with mixer tap over, a selection of light oak cupboards at both eye and base level with matching rolled top work surfaces. Integrated electric oven and hob with overhead extractor fan, space and plumbing for washing machine, space for fridge freezer (washing machine and fridge freezer already fitted), vinyl flooring, uPVC double glazed window to side (as corner flat).



### **Bedroom**

10'6" x 10'9" (3.21 x 3.30)

Wall mounted electric heater, UPVC double glazed window to side (overlooking gardens).

## **Bathroom**

6'9" x 5'7" (2.08 x 1.71 )

A modern white bathroom suite comprising low level WC, pedestal wash basin, panelled bath with shower over, shower screen, extractor fan, wall mounted fan assisted electric heater, part tiled walls, modern bathroom cabinet, vinyl flooring.

## **Parking**

One allocated parking space in a secure designated parking area.

## **Lift**

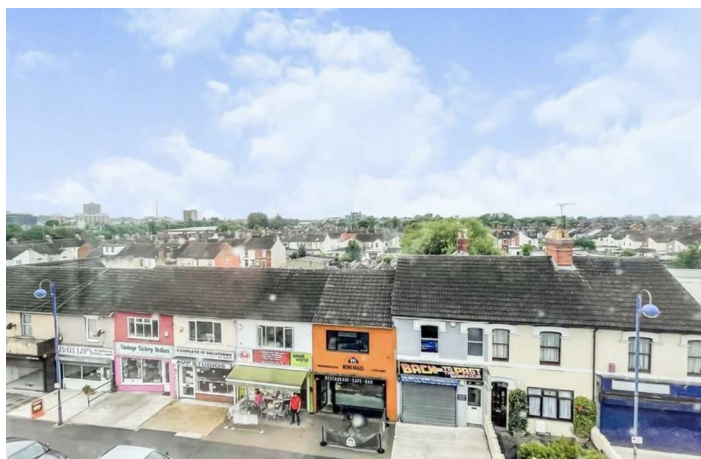
Giving access to all floors of the building,.

## **Tenure Leasehold Details**

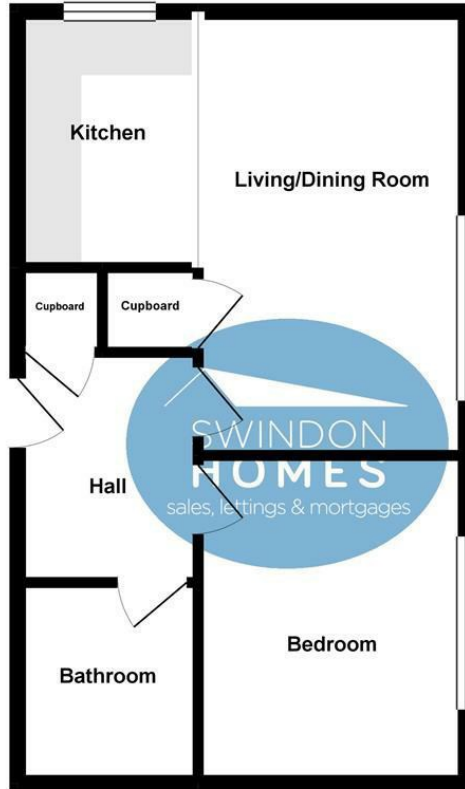
Ground Rent is approximately £150 per ann which is payable in two instalments being 1st January and 1st July.

Maintenance charge is approximately £1450 per annum which can be paid either annually, bi-annually or a monthly instalment.

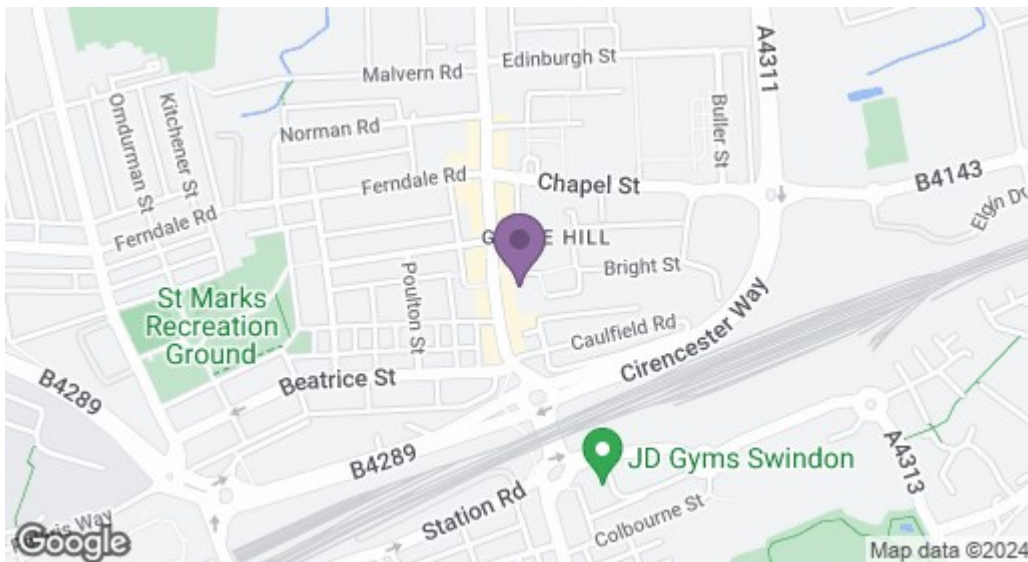
The lease was 999 from 01/07/2004 so has approx 976 years left to run.



## 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C		70	69
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	