



5c York Road, Swindon, SN1 2LE
Offers Over £140,000

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A lovely first-floor duplex apartment located on York Road in Swindon. This delightful property boasts a spacious layout with one reception room, two cosy bedrooms, and a modern bathroom.

Situated in a converted flat, this home offers a perfect blend of character and contemporary living. The best part? You'll have the opportunity to own a share of the freehold, meaning no ground rent or service charge to worry about - a rare find in today's market!

Whether you're a first-time buyer looking to step onto the property ladder or an investor seeking a lucrative opportunity, this property is ideal for both. The location is convenient, with amenities and transport links within easy reach.

Don't miss out on the chance to own this fantastic property with no chain involved. Contact us today to arrange a viewing and take the first step towards making this lovely apartment your new home!

Communal Entrance

Communal entrance door, front door to apartment

Stairs and Landing

5'2" into 2'7" x 11'5" (1.6 into 0.81 x 3.5)

Stairs from ground floor, landing with doors to living room, kitchen and bedroom two. stairs to bedroom one

Living Room

14'0" x 11'9" (4.29 x 3.59)

Two windows to front aspect, radiator

Kitchen

8'10" into 5'10" x 10'9" into 8'1" into 5'7" (2.7 into 1.8 x 3.3 into 2.48 into 1.71)

Window to rear aspect, electric fan over with gas hob above and extractor over, space and plumbing for washing machine, space for fridge freezer, Worcester combi boiler





Bedroom One

7'6" into 10'4" x 15'1" (2.3 into 3.15 x 4.6)

Velux style window to rear, radiator

Bedroom Two

8'2" x 11'6" (2.51 x 3.53)

Window to rear, radiator

Shower Room

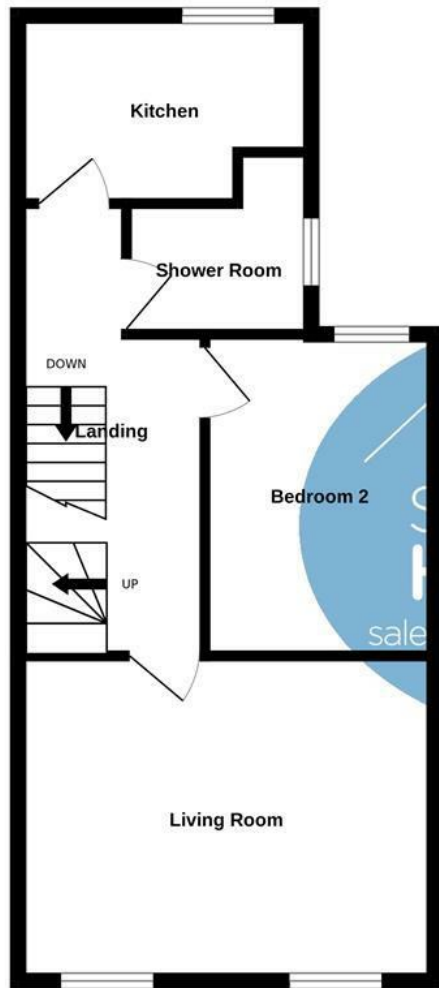
5'10" x 4'11" (to shower) (1.8 x 1.5 (to shower))

Privacy window to side aspect, low-level W.C., wash basin in vanity unit, shower cubicle

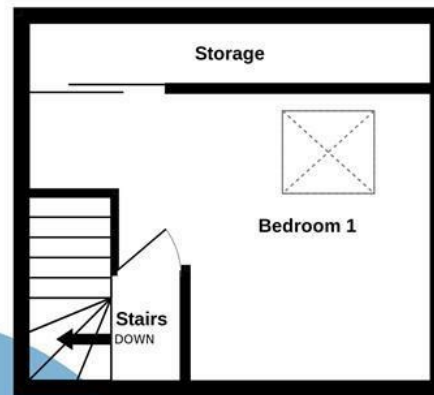




GROUND FLOOR
463 sq.ft. (43.0 sq.m.) approx.



1ST FLOOR
198 sq.ft. (18.4 sq.m.) approx.



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TOTAL FLOOR AREA : 662 sq.ft. (61.5 sq.m.) approx.

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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		69	80
England & Wales		EU Directive 2002/91/EC	

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