



2 Speedwell Close, Swindon, Wiltshire, SN25 1RR
Offers Over £85,000

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Swindon Homes are pleased to market this one bedroom first floor flat situated in a cul-de-sac in Priory Vale, Swindon. The accommodation comprises ; entrance porch with stairs to flat, lounge / diner, good size kitchen area, double bedroom and bathroom.

Further benefits include gas central heating and uPVC windows and a long term lease. it is situated close to local shops and bus routes.

The property does require a little updating.

There is an allocated off road parking space on the opposite side of the road to the right.

Entrance Hall

2'10" x 12'1" (0.88 x 3.7)

Wooden glazed front door, stairs to first floor, landing with door to living room, window to rear aspect

Living Room/ Kitchen

10'3" into 13'11" x 17'4" into 5'2" (3.14 into 4.25 x 5.3 into 1.6)

Window to rear aspect, radiator, units at eye and base level with matching worktop, freestanding electric cooker, stainless steel wash basin, ideal combi boiler, space for under counter fridge and freezer, space and plumbing for washing machine, two windows to rear aspect

Bedroom

8'2" x 11'5" (2.5 x 3.5)

Window to rear aspect, radiator, storage cupboard

Bathroom

7'6" x 5'8" (2.3 x 1.74)

Two windows to front aspect, pedestal wash basin, bath with shower above, low level WC, radiator

Lease Details

Lease has 146 Years to run.

Annual Ground Rent is £300 The ground rent will go up to £600 in 2036 and then doubles every 21 years

Annual Management Charge £355.

Allocated parking





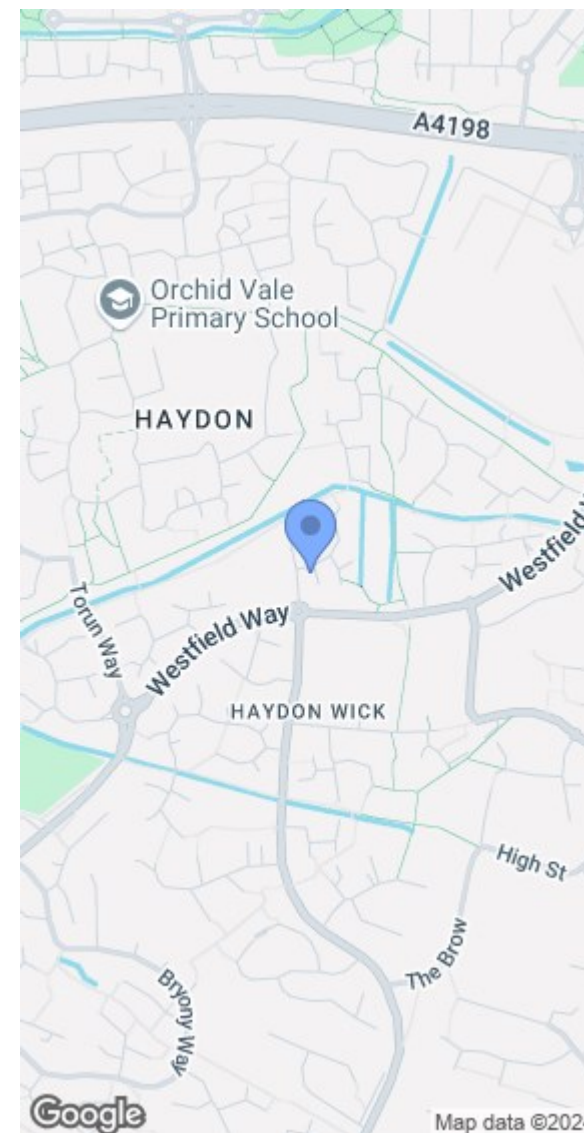
There is an allocated parking space in the off road parking area opposite but just to the right.
2M.



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	England & Wales		EU Directive 2002/91/EC