



4 Westonbirt House, 21 Woodcutters Mews, Swindon, SN25 4DP  
£165,000

SWINDON  
HOMES  sales, lettings & mortgages

Swindon Homes are pleased to market for sale this TWO BEDROOM flat located in the Groundwell/ Abbey Meads area of Swindon.

The flat boasts an en-suite shower room, plenty of storage, a dual aspect living room and gas central heating. The accommodation comprises: entrance hall, living room, kitchen, master bedroom with en-suite, bedroom two and a bathroom.

A further benefit to this property is one allocated off-road parking space.

The property is situated close to shops and amenities, with the Orbital shopping centre a short distance away. The flat also offers very easy access to the A419 and there are local bus routes running nearby.

This property is perfect for a first time buyer, someone looking to downsize or an investor.

Call today to avoid missing out!

#### **Entrance Hall**

7'4" into 3'4" x 4'11" into 13'6" (2.25 into 1.04 x 1.52 into 4.13)

Wooden entrance door, 2x storage cupboards, doors to both bedrooms, bathroom and living room, radiator

#### **Living Room**

14'7" x 11'4" (4.46 x 3.46)

UPVC double glazed window to rear and side aspect, radiator





### **Kitchen**

6'0" x 11'4" (1.85 x 3.46)

Eye and base level units, matching rolled edge worktop, one and a half basin stainless steel sink with mixer tap space for fridge freezer, space and plumbing for washing machine, integrated electric fan oven with gas hob and extractor fan over

Service charge approx. £1260 P.A.

981 years left to run on the lease

### **Bedroom One**

8'10" into 10'11" x 9'10" into 3'4" (2.7 into 3.35 x 3 into 1.02)

### **En-Suite**

4'7" x 4'7" (to shower) (1.4 x 1.4 (to shower))

Shower cubicle with mains shower, low level WC, pedestal wash basin, extractor fan, radiator

### **Bedroom Two**

10'11" x 8'8" (3.34 x 2.65)

Window to side aspect, radiator

### **Bathroom**

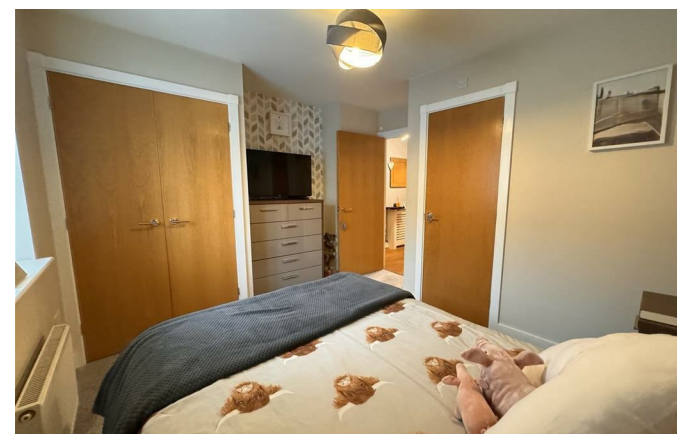
5'8" x 7'1" (1.73 x 2.16)

Pedestal wash basin, Low level WC, bath with mixer tap and shower attachment, extractor fan, radiator

### **External**

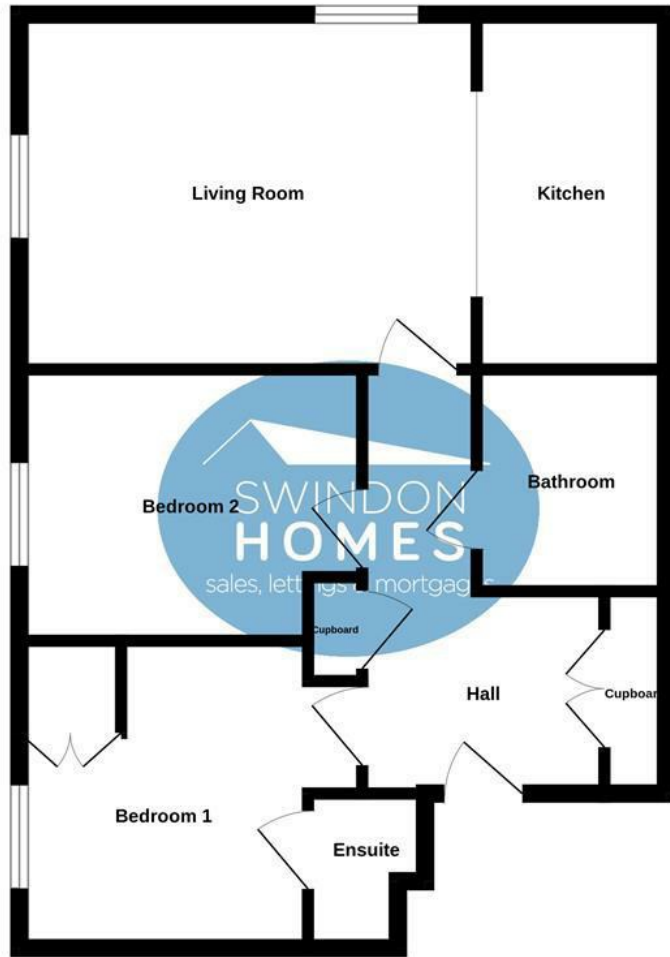
One designated parking space with on street parking available, entrance door with electronic phone entry, leading to communal hallway and staircase

### **Service Charges and Lease**

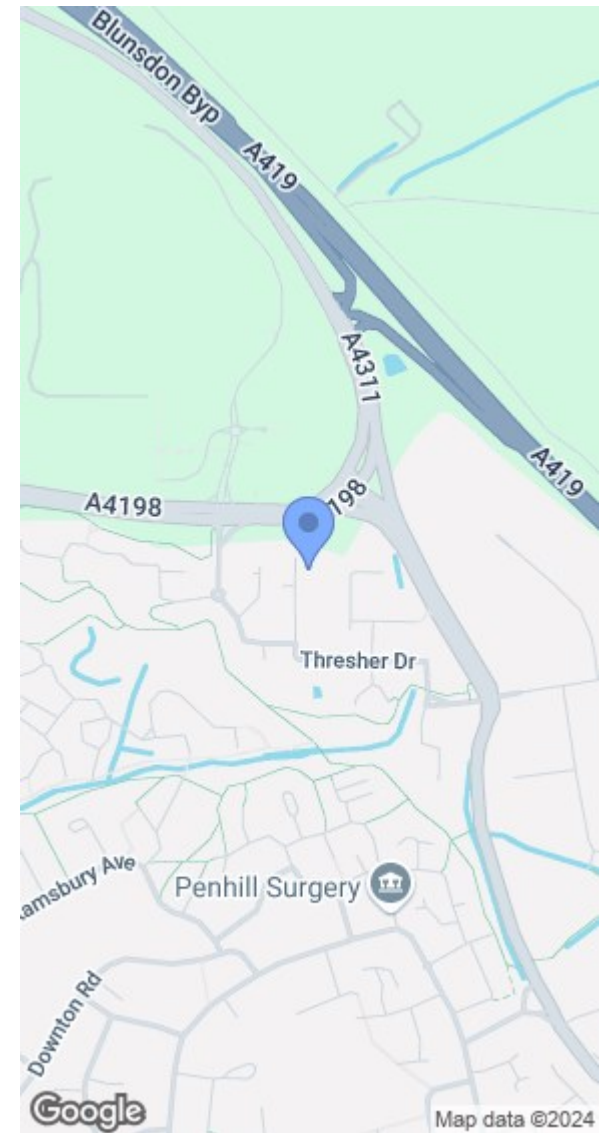




GROUND FLOOR



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