



## 16, Thomas Edward Cord Building Cricklade Road, Gorse Hill, Swindon, Wiltshire, SN2 8AB

\*\*\*\*

Swindon homes are pleased to let this well presented one double bedroom, 2nd floor apartment situated in Gorse Hill, Swindon. The accommodation comprises; communal entrance with stairs and lift to all floors, apartment entrance hallway, lounge with good size kitchen area, double bedroom and bathroom. Further benefits include electric heating, double glazed windows, and secure allocated parking. The property is close to local shops, Swindon town centre and railway station. New carpets have been ordered.



### **Entrance Hallway**

7'0" x 5'7" (2.15 x 1.72)

Airing cupboard, wall mounted electric heater, intercom system, doors to rooms, door to communal landing

### **Lounge**

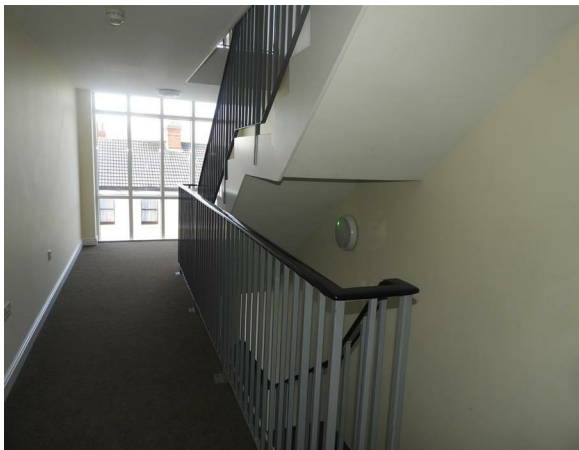
15'8" x 10'7" (4.80 x 3.25)

UPVC double glazed window to side, two wall mounted electric heaters, built in storage cupboard, open plan to kitchen

### **Kitchen**

9'1" x 6'2" (2.79 x 1.89)

Fitted kitchen comprising of range of low and eye level cupboards with adjoining worksurfaces, stainless steel sink drainer unit, built in electric oven and hob with overhead extractor hood, stand alone fridge freezer, washing machine, vinyl flooring



### **Double Bedroom**

10'5" x 10'9" (3.19 x 3.28)

UPVC double glazed window to side, wall mounted electric heater

### **Bathroom**

6'8" x 5'7" (2.04 x 1.72)

Extractor fan, fan assisted electric heater, w.c, sink, bath tub with shower over with shower screen, part tiled walls

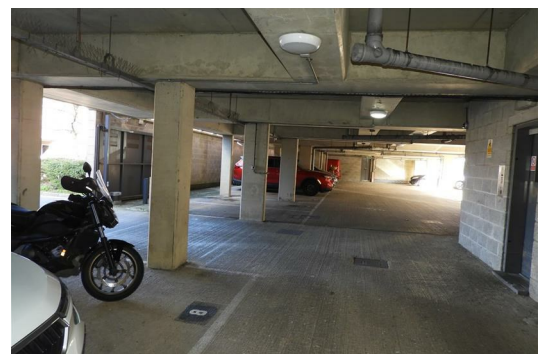
### **Parking**

One allocated parking space is designated parking area with security gate

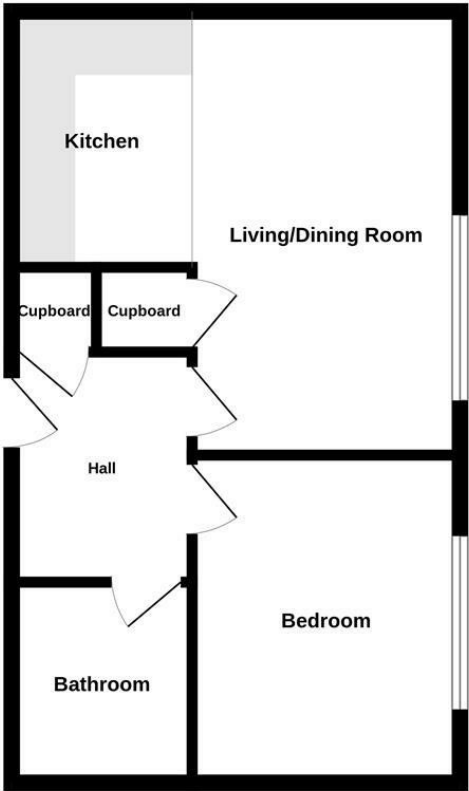
### **Tenure Leasehold**



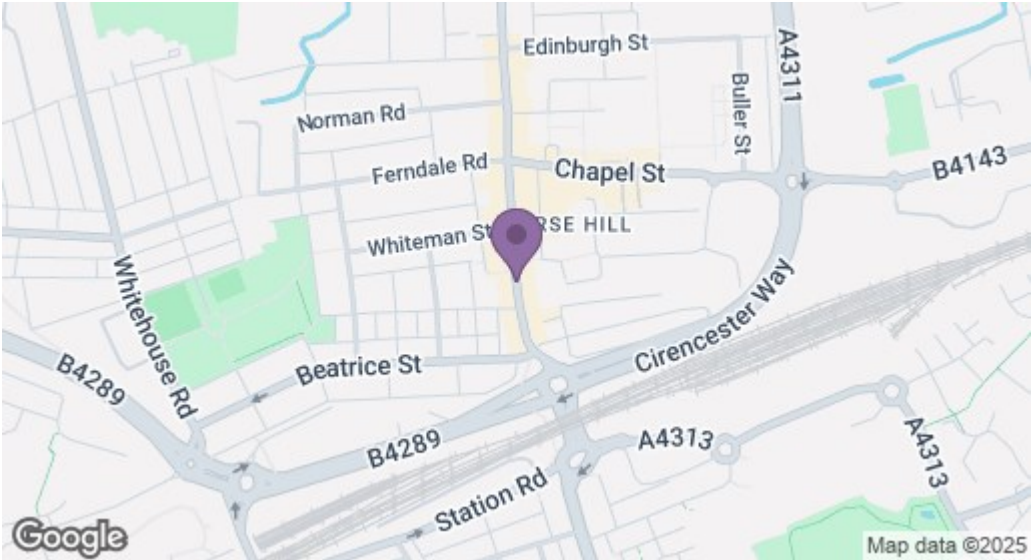
Terms of lease 999 years from 1/7/04  
Cricklade Road Management Company Limited a: 15 Windsor Road,  
Swindon, SN3 1JP t: 0330 606 1402 w: [www.crickladeroad.rmcweb.site](http://www.crickladeroad.rmcweb.site)  
Ground rent £150 per annum Service charge for 2023 £1522.95



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 is given to their operability or efficiency can be given.  
Made with Metropix ©2023



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	69	
(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		
(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		