



**Flat 3, Artemis House Fire Fly Avenue, Swindon, SN2 2FS**  
**£1,195 Per Month**

**SWINDON**  
**HOMES**   
sales, lettings & mortgages



**\*\* FOR RENT \*\***

Two bedroom apartment located near the Swindon Designer Outlet Village.

The property comprises: Entrance hall, large lounge diner with kitchen area, master bedroom with en-suite, second bedroom and bathroom.

The property is located a short walk from the Designer Outlet Village

The apartment also benefits from one allocated parking space.

**PLEASE NOTE:**

Household income must be in excess of £42,000 P.A. to pass referencing.

**STRICTLY NO PETS**

**Communal Entrance**

Main secure entrance with stairs to all floors.

**Apartment Hallway**

12'7" x 3'5" (3.84m x 1.04m)

Entrance hallway, wall mounted electric heater, doors to lounge, bathroom and bedrooms, airing cupboard housing immersion tank.

**Open plan Lounge / Diner**

22' x 11'82 into 9'4" (6.71m x 3.35m into 2.84m)

Two uPVC patio doors to front aspect, two wall mounted heaters. balcony. There is plenty of room for a family y size table and chairs if required.

the kitchen area is at the end of the lounge / diner





### **Fitted Kitchen Area**

7'3" x 7'2" (2.21m x 2.18m)

A modern fitted kitchen area with a selection of units at eye and base level, matching work tops, integrated dishwasher, washing machine and fridge / freezer, integrated electric hob with oven under and extractor over, stainless steel sink unit with mixer tap over, ceiling down lights.

### **Family Bathroom**

5'5" x 6'7" (1.65m x 2.01m)

uPVC opaque window to rear aspect. A modern bathroom suite comprising panelled bath with mixer tap and shower over, shower curtain, wall mounted wash basin, low level WC, electrically heated towel rail, part tiled walls and tiled floors, ceiling down lights,

### **Master Bedroom**

3'2" x 3'5" into 12'10" x 9'4" (0.97m x 1.04m into 3.91m x 2.84m)

uPVC window with fitted blinds to side aspect , wall mounted electric heater, door to ensuite

### **en-suite**

5'2" x 3'9" (1.57m x 1.14m)

uPVC Opaque window to rear aspect, walk in shower with tiled splash backs, wall mounted wash basin, wall mounted electrically heated towel rail, extractor fan, down lights,

### **Bedroom Two**

8'9" x 9'2" (2.67m x 2.79m)

uPVC window to side aspect , wall mounted electric heater, wardrobe.

### **Parking**

Numbered allocated parking space.





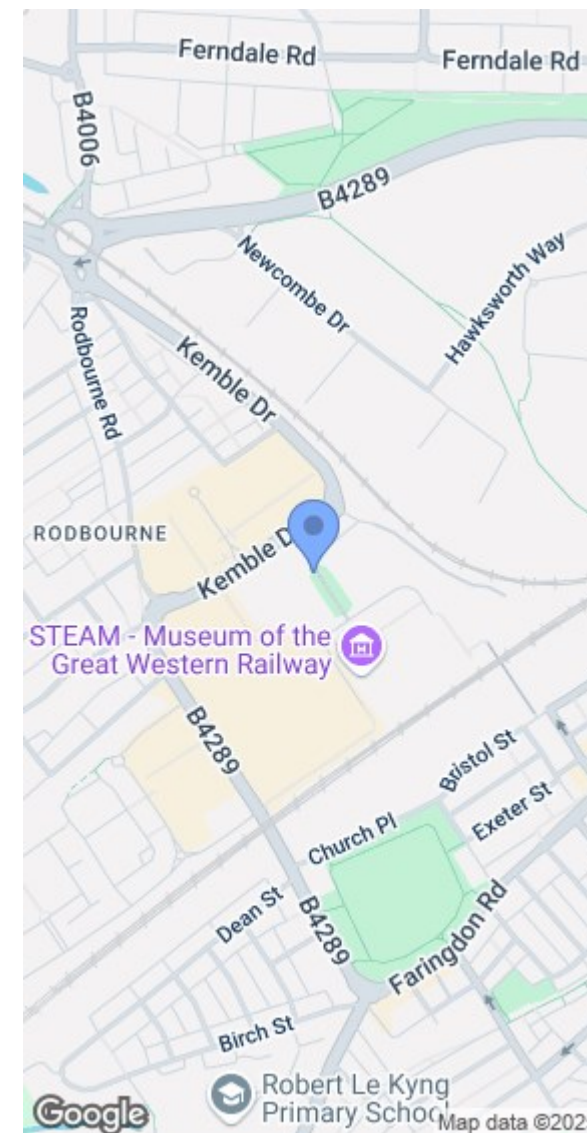


## GROUND FLOOR



TWO BEDROOM APARTMENT

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	