



Apartment 3, 100 The Old Police Station Whitbourne Avenue, Park  
North Swindon SN3 2TA  
**£1,380**

SWINDON  
**HOMES**   
sales, lettings & mortgages



**\*\* TWO BEDROOMS \*\* SECURE GATED COMPLEX \*\*  
FULLY FURNISHED \*\***

A lovely, fully furnished, two-bedroom ground floor apartment located in the secure gated complex of the Old Police Station on Whitbourne Avenue, Swindon.

The apartment features two well-proportioned bedrooms, with a bright, open plan living room/ kitchen.

One of the standout features of this property is the sun terrace. Additionally, residents have access to a communal lawn.

Safety and security are paramount in this complex, with 24-hour CCTV surveillance ensuring peace of mind for all residents. Furthermore, the property benefits from ample parking

This apartment is not only a comfortable home but also a secure haven in a desirable location. Do not miss the chance to make this lovely flat your new home.

**Communal Entrance**

**Open Plan Lounge/ Kitchen**

19'5" into 21'3" x 11'5" (5.93 into 6.5 x 3.5)

Two windows to rear aspect, uPVC double doors to outside space, kitchen area with units at eye and base level with matching worktop, electric oven with ceramic hob and extractor fan over, integrated washing machine, stainless steel wash basin, two radiators

**Bedroom One**

8'10" x 11'5" (2.7 x 3.5)

Windows to side and front aspect, radiator

**Bedroom Two**

7'0" x 11'5" (2.15 x 3.5)

Window to side aspect, radiator





### Bathroom

6'1" x 7'4" into 5'4" (1.86 x 2.25 into 1.63)

Bath with mains shower and shower screen, low level WC,, wall mounted wash basin, heated towel rail

### Terrace

Enclosed terrace to rear of apartment

### Gated Complex

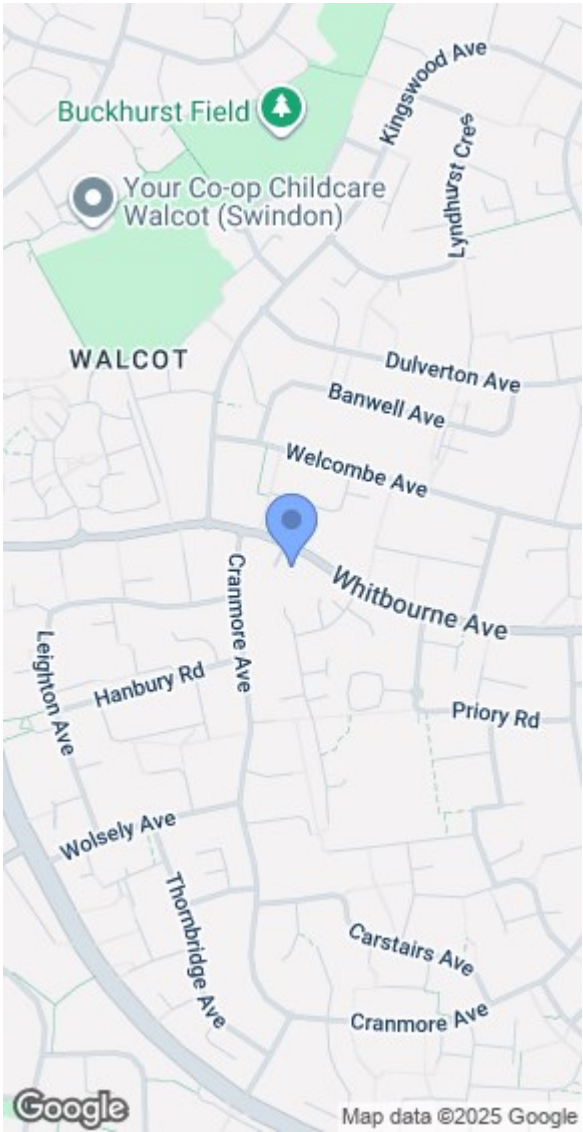
The apartment is located within a secure, gated complex with 24 hour CCTV and access to residents only.











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	