



## 22 Chain Testing House Evening Star Lane, Swindon, SN2 2FA

**Offers in excess of £150,000**

NO ONWARD CHAIN.... Resides Swindon are delighted to be marketing this DUPLEX apartment situated in the Town Centre and just a short walk from the Designer Outlet Village and the main Railway Station. This immaculately presented light and airy property comprises, living Room opening to the fitted Kitchen with integrated appliances, downstairs WC. To the first floor is the main bedroom with built-in wardrobes, modern white Bathroom with three piece suite. Other benefits are the impressive architecture, clean air flow throughout the apartment, allocated Parking Space and secure video entry system, also plenty of communal areas including a bar queue area and outside space, also a bike lock up.

Service charge - Approximately £1000 a year

Ground rent - £250 pa

Council Tax - B



# Floor Plan



**B The Mezzanines**  
Phase 1 / Type B

Phase 1 of The Conversion at Old Railway Quarter comprises two Type B mezzanine apartments, plots 318 and 324.

Living room	5210mm x 3330mm	17'1" x 10'7"
Kitchen	3230mm x 2300mm	10'7" x 7'5"
Bedroom	3375mm x 3330mm	11'1" x 10'7"
Total area	60m <sup>2</sup>	659ft <sup>2</sup>

**Predicted energy ratings**

Energy Efficiency Rating: A, B, C, D, E, F, G

Environmental Impact (CO<sub>2</sub>) Rating: A, B, C, D, E, F, G

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	64
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	65
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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