



4 McGregor House Dalby Strand, Swindon, SN1 7DD

Guide price £90,750

This light and airy flat features floor-to-ceiling windows that flood the space with natural light. The spacious double bedroom has two windows and ample room for furniture.

The large bathroom includes a shower over the bath and a tall double door built-in cupboard. The open-plan living area combines a fitted kitchen with a lounge/diner, benefiting from three windows. The hallway offers additional storage with a tall two-door walk-in cupboard.

Security features include a door access intercom system, a pin coded locked wooden bike shed and an allocated parking space at the rear of the building. Canalside pubs/restaurant, supermarket, and school are a short walk away. Buses run every 10-30 minutes to Swindon town centre and surrounding areas.

SHARED OWNERSHIP BASED ON 55% SHARE

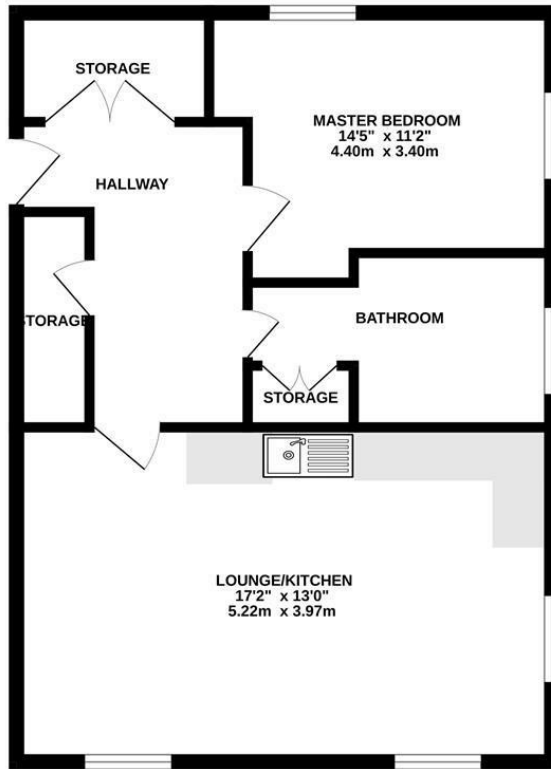
Estimated monthly rent is £179.28

Service Charge monthly is £116.20

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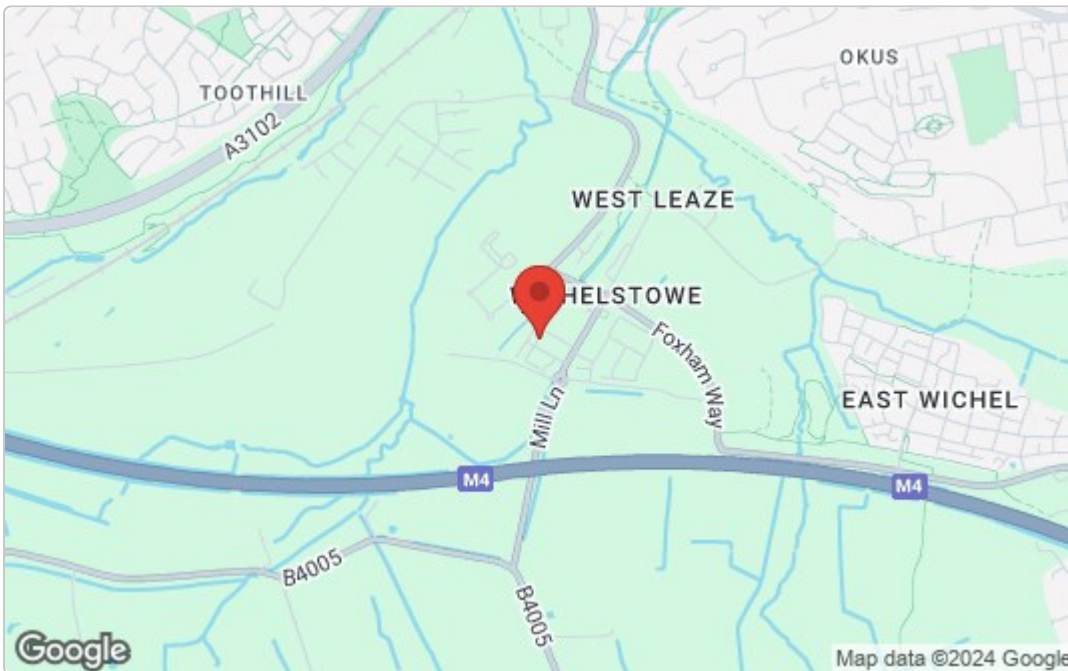
Floor plans-These are intended as a guide only.
Dimensions are approximate. Not to scale. We have taken every care with the preparation of these details.

GROUND FLOOR
585 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA: 585 sq.ft. (54.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(69-80) C			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.