

for sale

offers in excess of **£150,000**



Saltash Road Swindon SN2 2EE

AN IDEAL INVESTMENT OR FIRST TIME BUY - A SPACIOUS and WELL PRESENTED two bedroom top floor apartment with EN SUITE BATHROOM is IDEALLY PLACED for local amenities and the McArthur Glen Outlet. This apartment has the RARE BENEFIT OF A SINGLE GARAGE as well as an ADDITIONAL ALLOCATED PARKING SPACE.

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Accommodation

Communal Entrance Hall

Entrance via a secure telephone entry system. Stairs rising to all floors. Mailboxes.

Entrance Hall

Front door. Access to loft space. Electric heater. Built in storage cupboard. Doors to lounge, kitchen, bedrooms and bathroom.

Lounge

15' 9" x 15' 4" (4.80m x 4.67m)

Four double glazed windows to front and side aspects. Electric heater. Door to kitchen.

Kitchen

10' 8" x 7' 9" (3.25m x 2.36m)

Two double glazed windows to front and side aspects. Fitted with a range of base and wall mounted units comprising cupboards and drawers. Work surfaces. Built in electric oven and hob with extractor hood over. Space and plumbing for washing machine. Space for fridge/freezer. Sink and drainer unit. Tiling to water sensitive areas. Extractor fan.



Bedroom One

10' 10" x 9' 9" (3.30m x 2.97m)

Double glazed window to front aspect. Electric heater. Door to en suite.

En Suite

Fitted with a white suite comprising shower cubicle with shower, wash hand basin and low level WC. Tiling to water sensitive areas. Extractor fan. Shaver point.

Bedroom Two

10' 8" x 7' 4" (3.25m x 2.24m)

Double glazed window to rear aspect. Electric heater.

Bathroom

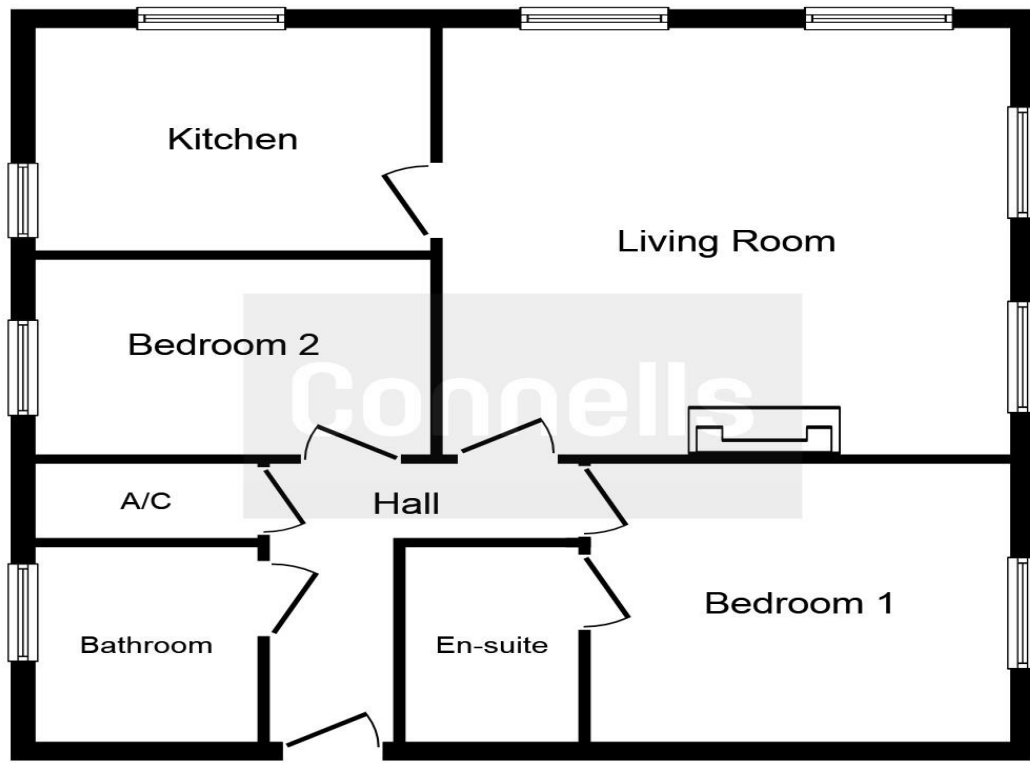
Obscure double glazed window to rear aspect. Fitted with a white suite comprising panelled bath, wash hand basin and low level WC. Tiling to water sensitive areas. Chrome heated towel radiator. Extractor fan. Shaver point.

Outside

Garage

Metal up and over door. Parking for one vehicle in front of the garage.





Floor Plan

This plan is for illustration purposes only and may not be representative of the property.
Plan not to scale.

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directions to this property:

Available on request.

To view this property please contact Connells on

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Unit B11 North Swindon District Centre Thamesdown Drive
SWINDON NORTH SN25 4AN

Property Ref: SDN309894 - 0003

Tenure: Leasehold

EPC Rating: Awaited

view this property online [connells.co.uk/Property/ref-SDN309894](https://www.connells.co.uk/Property/ref-SDN309894)

Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.