

for sale

offers over **£140,000**



Vistula Crescent Swindon SN25 1QE

TWO BEDROOM - GROUND FLOOR APARTMENT located in a convenient location in Haydon End, North Swindon. A generously sized, light and airy **OPEN PLAN LIVING ACCOMMODATION** is the perfect entertaining space. The property benefits from an **ALLOCATED SPACE!** Contact us today to arrange your viewing!

Vistula Crescent Swindon SN25 1QE

Communal Entrance Hall

Secure entry telephone entry system. Stairs rising to all floors. Mailboxes.

Apartment Details

Entrance Hall

Two Airing cupboards and additional storage cupboard. Access through to living accommodation, both bedrooms and family bathroom.

Living Accommodation

21' x 10' (6.40m x 3.05m)

Lounge Area:

Two UPVC Double glazed windows to the side aspect. Storage heater. Television point.

Kitchen Area:

UPVC Double glazed window to the side aspect. Fully fitted kitchen with a range of base and wall mounted units comprising a selection of cupboards and drawers. One and a half bowl sink and drainer unit inset in to work surfaces, Built in electric oven with electric hob above and cooker-hood over. Space and plumbing for a washing machine. Space for a fridge/freezer unit.

Bedroom One

14' 5" x 9' 1" (4.39m x 2.77m)

UPVC Double glazed window to the rear aspect. Storage heater. Television point.

Bedroom Two

10' 10" x 6' 11" (3.30m x 2.11m)

UPVC Double glazed window to the rear aspect. Storage heater.

Bathroom

Obscure UPVC double glazed window to the front aspect. Three piece suite comprising of panel bath with a separate shower over, Low Level WC and wash hand basin. Part tiled to water sensitive areas. Extractor fan.

External Features

Parking

There is an allocated parking space with the property.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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

Property Ref: SDN311802 - 0007

Tenure: Leasehold

EPC Rating: C

[view this property online connells.co.uk/Property/SDN311802](http://connells.co.uk/Property/SDN311802)

This is a Leasehold property. We are awaiting further details about the Term of the lease. 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.

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