

for sale

£160,000



## Padstow Road Swindon SN2 2EQ

**NO ONWARD CHAIN** Situated within the popular and well established residential area in the Churchward development. This **TWO BEDROOM SECOND FLOOR APARTMENT**, Is well presented throughout. **TRANSPORT LINKS AND AMENITIES. GARAGE AND ALLOCATED PARKING**



# Padstow Road Swindon SN2 2EQ

## Communal Entrance

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

## Accommodation Details

### Entrance Hall

Accessed via the communal landing. Doors through to the lounge/diner, kitchen, both bedrooms and bathroom. Storage cupboard. Airing cupboard housing the hot water tank. Electric heater.

### Lounge / Dining Room

10' 6" x 21' 4" ( 3.20m x 6.50m )

UPVC Double glazed window to rear aspect. Juliette balcony to the front aspect. Electric radiator. Television point. Telephone point.

### Kitchen

6' 9" x 11' 5" ( 2.06m x 3.48m )

UPVC Double glazed window to rear aspect. Fully fitted kitchen comprising a selection of wall and base mounted units with range of cupboards and drawers. One bowl stainless steel sink drainer set into work surfaces with splash back tiling. Integrated electric oven and hob with cooker hood over. Space and plumbing for a washing machine. Space for a fridge/freezer unit.

## Bedroom One

10' 7" x 11' 3" ( 3.23m x 3.43m )

UPVC Double glazed window to front aspect. Electric radiator. Television point. Telephone point. Access through to the en-suite.

## En-Suite

Three piece suite comprising shower cubicle with shower over, wash hand basin and Low level WC. Part tiled. Electric radiator.

## Bedroom Two

10' 3" x 6' 5" ( 3.12m x 1.96m )

UPVC Double glazed window to front aspect. Electric radiator.

## Bathroom

UPVC Obscured double glazed window to rear aspect. Three piece suite comprising bath with mixer taps, wash hand basin and Low level WC. Part tiled. Extractor fan. Part tiled.



## **External Features**

### **Parking**

Allocated parking. Garage

### **Garage**

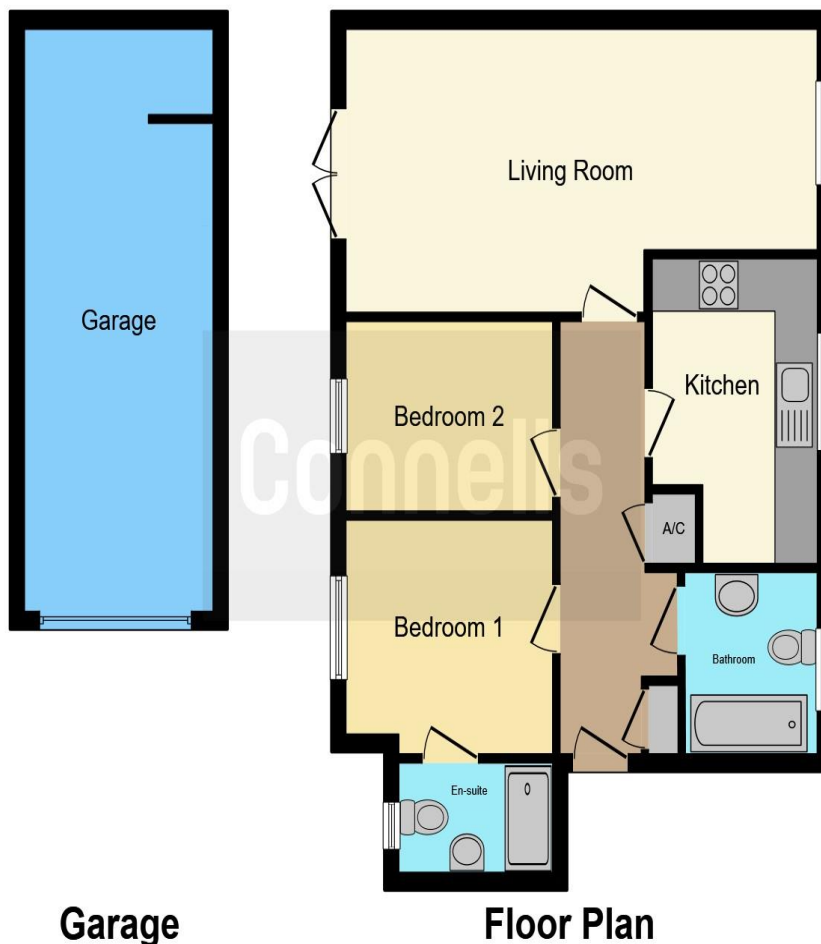
20' 9" x 8' 9" ( 6.32m x 2.67m )

The garage is situated underneath the block of apartments. Off road parking to the front of the garage. Up and over door









**Garage**

**Floor Plan**

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: SDN312362 - 0011

**Tenure:** Leasehold

**EPC Rating:** C

**[view this property online connells.co.uk/Property/SDN312362](http://connells.co.uk/Property/SDN312362)**

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jan 2003. Should you require 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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