



Connells

Speedwell Close  
Swindon



## Property Description

NO ONWARD CHAIN- Cash buyers only due to the length of the lease

This one bedroom ground floor maisonette situated within the Haydon Wick area of North Swindon. The property comprises of entrance hall, lounge, kitchen, bedroom with bathroom. Externally the accommodation allocated parking. This is ideally positioned for access to the Orbital Retail Park and transport links.

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any

services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Accommodation Details Entrance Hall

Double glazed door to the front aspect. Door to the lounge. Storage cupboard.

## Lounge

11' 5" x 9' 6" ( 3.48m x 2.90m )  
Double glazed window to the front aspect. Door leading to bedroom and kitchen. Television point.

## Kitchen

10' 1" x 5' 8" ( 3.07m x 1.73m )  
Double glazed window to the rear aspect. Fully fitted kitchen with a range of base and wall mounted units comprising of cupboards and drawers. Sink with drainer and mixer tap. Space and plumbing for washing machine. Integrated oven, four ring electric hob, cooker hood, fridge freezer and dishwasher. Tiled splash back.

## Bedroom

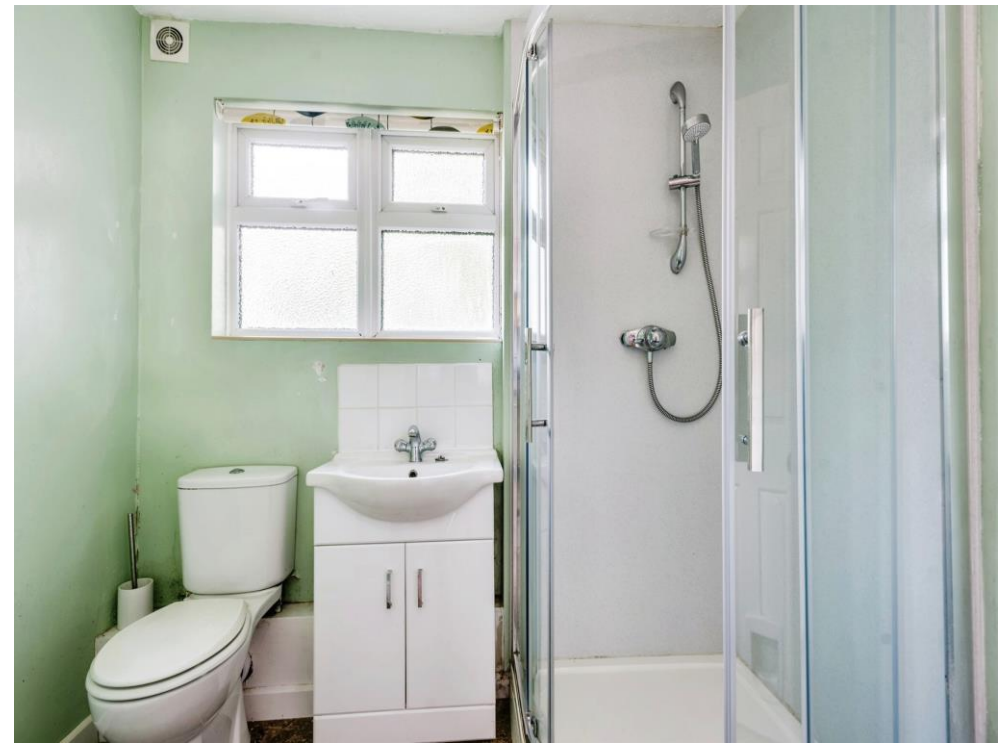
11' 7" x 8' 2" ( 3.53m x 2.49m )  
Double glazed window to the front aspect. Built in storage cupboard. Radiator.

## Bathroom

Obscure double glazed window to the rear aspect. Three piece suite comprising of Low Level WC, wash hand basin with vanity and shower. Tiled splash back to water sensitive areas. Radiator.

## Parking

Allocated parking





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: D**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SDN311765](http://connells.co.uk/Property/SDN311765)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 29 Sep 1981. 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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