



**Connells**

Havisham Drive  
Swindon



### Property Description

With NO ONWARD CHAIN this property is available for a swift and easy move. This well-presented two-bedroom second-floor apartment is located in the sought-after area of North Swindon. The apartment comprises an entrance hall that leads to a spacious living area, a separate kitchen, and two generous bedrooms. The master bedroom benefits from built-in wardrobe and an en-suite bathroom, providing added convenience and privacy. A separate family bathroom serves the second bedroom, which is also a good size and versatile for use as a guest room or home office. Offering a comfortable and modern living space, the property benefits from a larger than average garage which offers both convenience and storage spaces. Situated in a popular residential location, the property is close to local amenities, transport links, and parks, making it an excellent choice for modern living in North Swindon.

### Accommodation Details Entrance Hall

Door to the communal entrance. Intercom. Airing cupboard. Doors to all rooms. Electric night storage heater.

### Lounge

17' 10" x 12' 1" ( 5.44m x 3.68m )  
Double glazed windows to the front and rear aspect. Television point. Telephone point. Electric fire with surround. Electric night storage heater.

### Kitchen

9' 11" x 6' 2" ( 3.02m x 1.88m )  
Double glazed window to the front 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 for fridge freezer. Integrated oven, four ring electric hob and cooker hood. Space and plumbing for washing machine. Electric Heater.

### Bedroom One

13' x 9' 6" ( 3.96m x 2.90m )  
Double glazed windows to both front and side aspects. Electric heater. Built-in-wardrobe. Access to ensuite.

### Ensuite

Obscure double glazed window to the front aspect. Three piece suite comprising of shower, pedestal wash hand basin and Low Level WC. Electric heater. Tiled splash back.

### Bedroom Two

12' 11" x 7' 11" ( 3.94m x 2.41m )  
Double glazed window to the side aspect. Electric heater.

### Bathroom

Obscure double glazed window to the rear aspect. Three piece suite comprising of Low Level WC, panelled bath and pedestal wash hand basin. Electric heater.

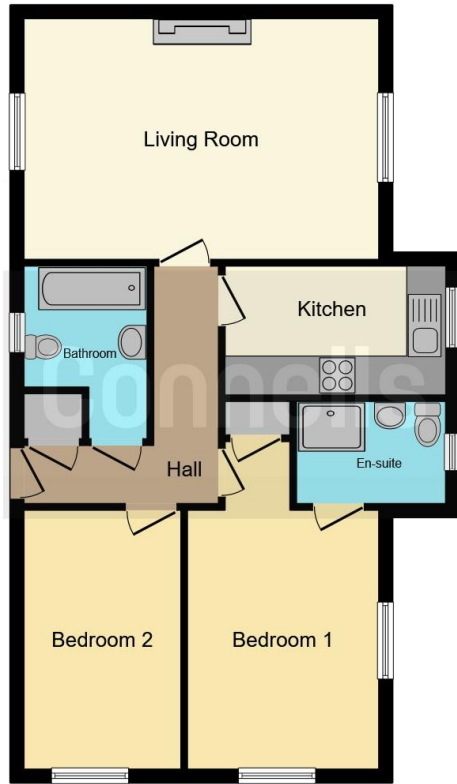
### External Features Parking

Parking in front of the garage and further parking for visitors.

### Garage

19' 11" MAX narrowing to 9' 8" x 18' ( 6.07m MAX narrowing to 2.95m x 5.49m )  
Double glazed window to the rear aspect. Up and over door.





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: B**

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This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jun 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



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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