

for sale

offers over **£190,000**



## Britten Road Swindon SN25 2HQ

We are delighted to present this exceptional and rare opportunity to acquire a TWO BEDROOM GROUND FLOOR APARTMENT, perfectly located in REDHOUSE NORTH SWINDON. ALLOCATED PARKING with further parking for visitors. OWN ENCLOSED FRONT GARDEN! Viewing highly advised!



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# Britten Road Swindon SN25 2HQ

## Accommodation Details

### Entrance Hall

Double glazed door to the front aspect. Doors leading to the bathroom, bedroom one and bedroom two and the open plan living accommodation. Airing cupboard.

### Kitchen/Lounge

27' 3" MAX x 14' 5" MAX ( 8.31m MAX x 4.39m MAX )

Open plan living accommodation. Two double glazed windows to the rear aspect. Double glazed window to the front aspect. Double glazed French doors to the front leading to the garden.

### Bedroom One

12' 9" x 9' 5" ( 3.89m x 2.87m )

Double glazed window to the rear aspect. Access to ensuite. Radiator.

### Ensuite

Three piece suite comprising of Low Level WC, wash hand basin and shower. Extractor fan.

### Bedroom Two

10' 7" x 7' 9" ( 3.23m x 2.36m )

Double glazed window to the rear aspect. Radiator.

### Bathroom

Three piece suite comprising of Low Level WC, panelled bath and wash hand basin. Extractor fan. Tiled splash back.

### External Features Garden

Metal fenced boundaries. Mainly laid to lawn and patio. Mature shrubs, trees and bushes.



## Parking

Allocated parking and further visitors 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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**E [swindonnorth@connells.co.uk](mailto:swindonnorth@connells.co.uk)**

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

Property Ref: SDN313496 - 0004

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2200.00

Ground Rent: 180.00

**view this property online [connells.co.uk/Property/SDN313496](http://connells.co.uk/Property/SDN313496)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2006. 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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