

for sale

£125,000



## Thomas Edward Coard Cricklade Road Gorse Hill Swindon SN2 8AB

This beautifully presented ONE BEDROOM FIRST FLOOR APARTMENT. Open plan living accommodation. ALLOCATED PARKING with the property. Viewing Highly advised!



# Thomas Edward Coard Cricklade Road Gorse Hill Swindon SN2 8AB

## Accommodation Details

### Entrance Hall

Door to communal entrance. Door to the lounge, bathroom and bedroom. Intercom. Airing cupboard.

### Lounge Area

15' 7" x 10' 9" ( 4.75m x 3.28m )

Double glazed window to the rear aspect. Open plan living accommodation. Television point. Telephone point.

### Kitchen Area

9' 1" x 6' 1" ( 2.77m x 1.85m )

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. Space for fridge freezer. Integrated two ovens, four ring electric hob and cooker hood.

### Bedroom

11' x 10' 11" ( 3.35m x 3.33m )

Double glazed window to the rear aspect. Electric night storage heater.

### Bathroom

Three piece suite comprising of Low Level WC, pedestal wash hand basin and shower. Partially tiled to water sensitive areas. Extractor fan.

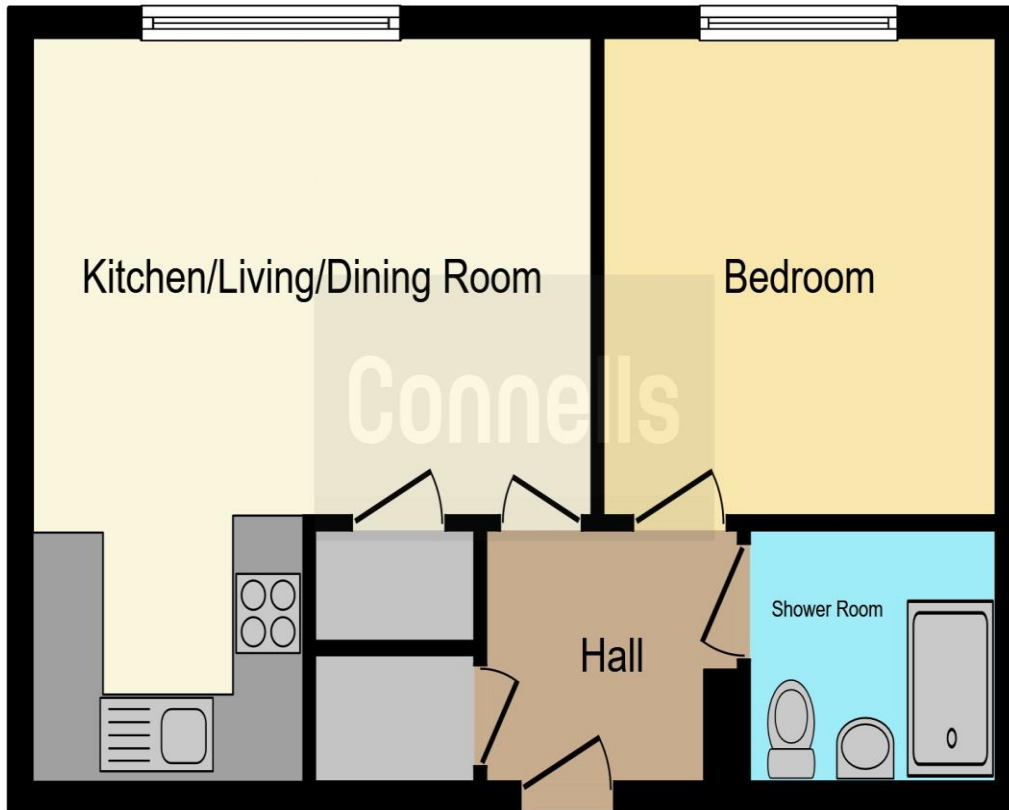
### External Features

#### Parking

There is allocated parking with the property







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

Property Ref: SDN313294 - 0004

Tenure: Leasehold EPC Rating: B

Council Tax Band: A Service Charge: 1824.00

Ground Rent: 150.00

**view this property online [connells.co.uk/Property/SDN313294](http://connells.co.uk/Property/SDN313294)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jul 2004. 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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