

for sale

offers in excess of **£170,000**



## Dovedale SWINDON SN25 2FH

Located in the popular and well-connected area of REDHOUSE NORTH SWINDON this well-presented TWO BEDROOM GROUND FLOOR APARTMENT offers comfortable and contemporary living throughout. Built-in-wardrobe in both bedrooms. ENSUITE shower room in bedroom one. GARAGE AND ALLOCATED PARKING



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# Dovedale SWINDON SN25 2FH

## Accommodation Details

### Entrance Hall

Door to the communal entrance. Doors to all bedrooms, kitchen and lounge. Intercom. Airing cupboard. Storage cupboard. Radiator.

### Lounge

18' x 11' 7" ( 5.49m x 3.53m )

Two double glazed window to the rear aspect. Door to the kitchen. Television point. Telephone point. Radiator.

### Kitchen

11' 7" x 5' 10" ( 3.53m x 1.78m )

Two double glazed window to the front aspect. Fully fitted kitchen with a range of base and wall mounted units comprising of cupboards and drawers. One and a half sink with drainer and mixer tap. Space and plumbing for dishwasher and washing machine. Integrated fridge freezer, four ring gas hob, oven, cooker hood and boiler. Tiled splash back. Radiator.

### Bedroom One

12' 2" MAX narrowing to 10' 5" x 9' 4" ( 3.71m MAX narrowing to 3.17m x 2.84m )

Double glazed window to the rear aspect. Two double wardrobes. Access to the ensuite. Radiator.

### Ensuite

Obscure double glazed window to the rear aspect. Three piece suite comprising of Low Level WC, pedestal wash hand basin and shower. Heated towel rail. Tiled splash back.

### Bedroom Two

9' 6" Excluding Door x 8' 10" ( 2.90m Excluding Door x 2.69m )

Double glazed window to the rear aspect. Built-in-wardrobe. Radiator.



## Bathroom

Obscure double glazed window to the front aspect. Three piece suite comprising of Low Level WC, panelled bath with mixer tap and Pedestal wash hand basin. Heated towel rail. Extractor fan.

## External Features

### Parking

Allocated parking

### Garage

17' 11" x 8' ( 5.46m x 2.44m )

Up and over door. Located under a coach house in the middle.







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)

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

Property Ref: SDN313694 - 0003

Tenure:Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1700.00

Ground Rent: 250.00

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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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