

for sale

£160,000



Cloatley Crescent Royal Wootton Bassett Swindon SN4 7FX

NO ONWARD CHAIN! Located in the desirable town of ROYAL WOOTTON BASSETT this well-presented TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT offers comfortable and modern living throughout. **ALLOCATED PARKING**



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Accommodation Details

Entrance Hall

Doors access to all rooms. Door to the communal entrance, intercom, airing cupboard. Radiator.

Kitchen

23' 7" x 13' 4" MAX narrowing to 10' 2" (7.19m x 4.06m MAX narrowing to 3.10m)

Double glazed window to the rear 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. Integrated dishwasher, oven, four ring gas hob, washing machine, fridge freezer and cooker hood. Two radiators. Television point. Telephone point.

Bedroom One

13' x 8' 4" (3.96m x 2.54m)

Double glazed window to the rear aspect. Radiator.

Bedroom Two

13' 6" MAX narrowing to 11' 4" x 6' 9" (4.11m MAX narrowing to 3.45m x 2.06m)

Double glazed window to the rear aspect. Storage cupboard. Radiator.

Bathroom

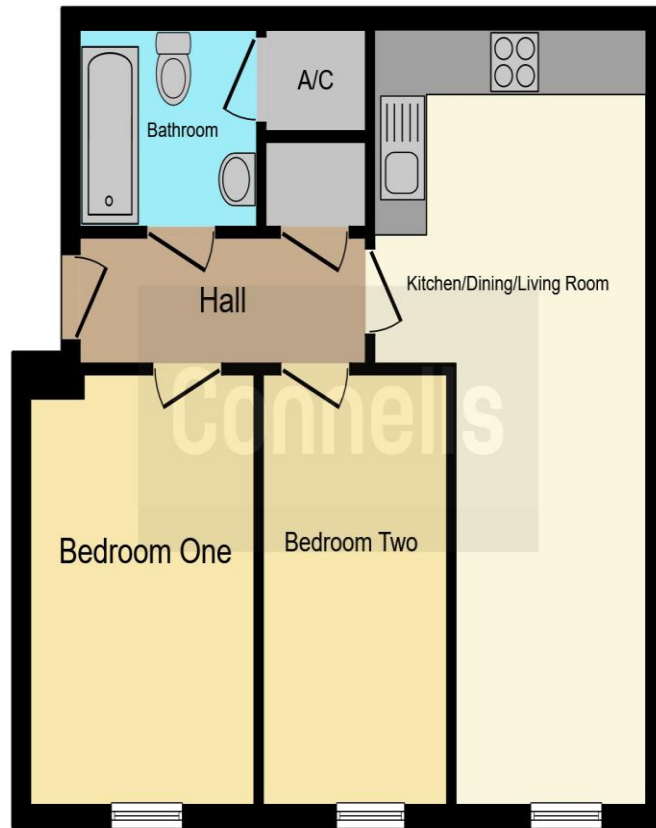
Three piece suite comprising of Low Level WC, panelled bath with mixer tap and shower over and pedestal wash hand basin. Storage cupboard. Extractor fan. Heated towel rail.



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

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: SDN313676 - 0005

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 2600.00

Ground Rent: 175.00

view this property online connells.co.uk/Property/SDN313676

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jan 2014. 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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