

for sale

£170,000



## Connelly Close Swindon SN25 1UD

**NO ONWARD CHAIN!** Located in the sought-after area of TAW HILL NORTH SWINDON, this immaculately presented **TWO BEDROOM SECOND FLOOR APARTMENT** offers spacious and modern living throughout. **ALLOCATED PARKING**





# Connelly Close Swindon SN25 1UD

## Accommodation Details

### Entrance Hall

Doors to the communal entrance hall. Door to the lounge, bedroom one, bedroom two and family bathroom. Intercom. Storage cupboard. Loft access. Radiator.

### Lounge

12' 6" x 10' 6" ( 3.81m x 3.20m )

Double glazed window to the front aspect. Archway to dining room. Television point. Telephone point. Two radiators.

### Dining Room

9' 6" x 7' 9" ( 2.90m x 2.36m )

Double glazed bay window to the side aspect. Storage cupboard. Archway to the kitchen. Radiator.

### Kitchen

9' 4" x 7' 8" ( 2.84m x 2.34m )

Double glazed window to the front and rear 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 and plumbing for washing machine. Integrated oven, four ring gas hob and cooker hood. Boiler. Tiled splash back.

### Bedroom One

12' 5" x 9' 9" ( 3.78m x 2.97m )

Double glazed window to the rear aspect. Built-in-wardrobes. Telephone point. Radiator.

### Ensuite

Three piece suite comprising of Low Level WC, wash hand basin with vanity and shower. Tiled splash back. Extractor fan. Radiator.



**Bedroom Two**

8' 11" x 8' 8" ( 2.72m x 2.64m )

Double glazed window to the front aspect. Radiator.

**Bathroom**

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

**External Features****Parking**

Two allocated 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)

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

Property Ref: SDN313822 - 0002

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2415.60

Ground Rent: 155.00

**view this property online [connells.co.uk/Property/SDN313822](http://connells.co.uk/Property/SDN313822)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 02 Jan 2002. 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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