

for sale

offers over **£140,000**



## Marbeck Close Swindon SN25 2LT

**NO ONWARD CHAIN!** Located in the sought-after area of REDHOUSE NORTH SWINDON, this well-presented TWO BEDROOM SECOND FLOOR APARTMENT offers comfortable and contemporary living. **ALLOCATED PARKING**



# Marbeck Close Swindon SN25 2LT

## Description

**NO ONWARD CHAIN!** Located in the sought-after area of Redhouse North, Swindon, this well-presented two-bedroom second floor apartment offers comfortable and contemporary living, ideal for first-time buyers, investors, or those looking to downsize. The accommodation comprises a welcoming entrance hall leading to a spacious open-plan living and dining area with a fitted kitchen, providing a versatile and bright space ideal for relaxing or entertaining. There are two well-proportioned bedrooms and a modern family bathroom completing the layout. Externally, the property benefits from allocated parking and additional unallocated visitors' parking, providing convenience for both residents and guests.

Situated close to local amenities, schools, and excellent transport links, this apartment presents a fantastic opportunity to enjoy a low-maintenance lifestyle in a popular residential location.

## Accommodation Details

### Entrance Hall

Door to the communal entrance. Intercom. Access to all rooms and family bathroom. Storage cupboard.

### Open Plan Living Accommodation

18' 11" x 16' 3" ( 5.77m x 4.95m )

### Lounge/Dining Area

Two double glazed windows to the side aspect. Television point. Telephone point.



### **Kitchen Area**

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 electric hob, fridge freezer and cooker hood.

### **Bedroom One**

13' 4" x 10' 5" ( 4.06m x 3.17m )

Two double glazed window to the side aspect. Electric Heater.

### **Bedroom Two**

7' 4" x 8' 6" ( 2.24m x 2.59m )

Double glazed window to the side aspect. Electric Heater.

### **Bathroom**

Three piece suite comprising of Low Level WC, pedestal wash hand basin and panelled bath with mixer tap and shower over.

### **External Features**

### **Parking**

Allocated parking and 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)

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Unit 2 Falklands House Black Bourton Road  
 CARTERTON OX18 3DN

Property Ref: SDN313861 - 0005

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1322.83

Ground Rent: 175.00

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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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