

for sale

£170,000



## Willington Road SWINDON SN25 2HB

Situated in the popular REDHOUSE NORTH SWINDON, this spacious and well-maintained TWO BEDROOM APARTMENT offers modern living in a convenient location. Bedroom one with ENSUITE SHOWER ROOM. Externally the property has a CARPORT





# Willington Road SWINDON SN25 2HB

## Accommodation Details

### Entrance Hall

Door to the communal entrance. Doors to all rooms. Airing cupboard. Storage cupboard. Radiator.

### Lounge Area

13' 3" x 12' 4" ( 4.04m x 3.76m )

Double glazed window to the front aspect. Opening to the dining area. Television point. Telephone point. Radiator.

### Dining Area

12' x 6' 6" ( 3.66m x 1.98m )

Double glazed window to the rear aspect. Opening to the kitchen. Radiator.

### Kitchen

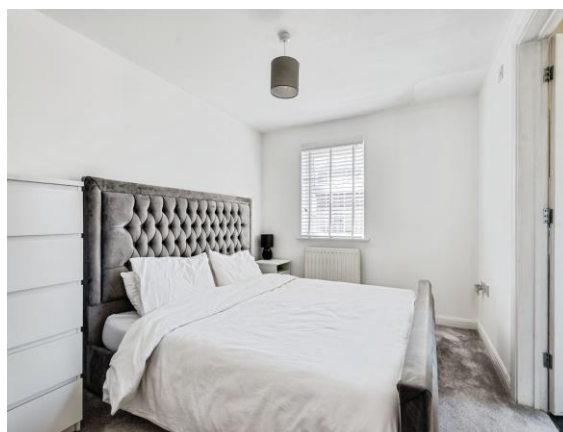
9' 9" x 7' 3" ( 2.97m x 2.21m )

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. Space and plumbing for washing machine. Integrated four ring gas hob. dishwasher, fridge freezer, two ovens and boiler. Tiled splash back.

### Bedroom One

14' 11" MAX x 10' 7" MAX ( 4.55m MAX x 3.23m MAX )

Double glazed window to the front aspect. Two built-in wardrobes. Radiator.



## Ensuite

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

## Bedroom Two

11' 2" x 9' 1" ( 3.40m x 2.77m )

Double glazed window to the front aspect. Built-in-wardrobes. Radiator.

## Bathroom

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

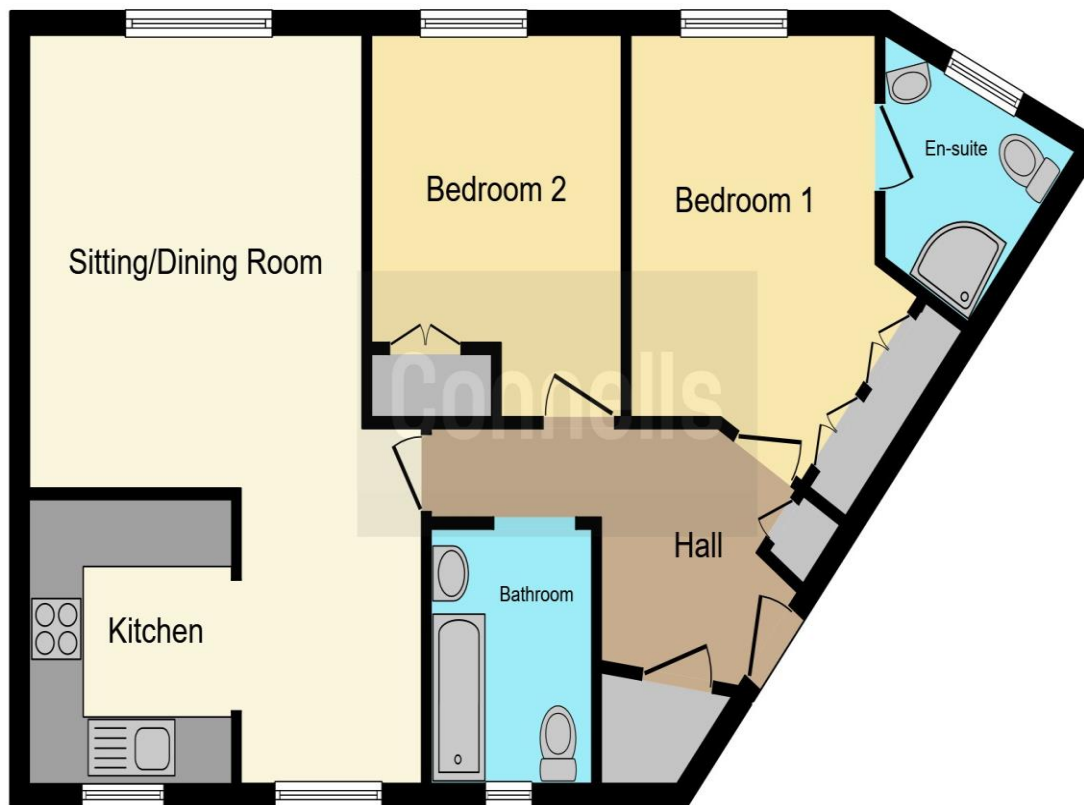
## External Features

### Carport

### Agent Note

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.





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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**T 01793 708050**  
**E [swindonnorth@connells.co.uk](mailto:swindonnorth@connells.co.uk)**

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

Property Ref: SDN314060 - 0002

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

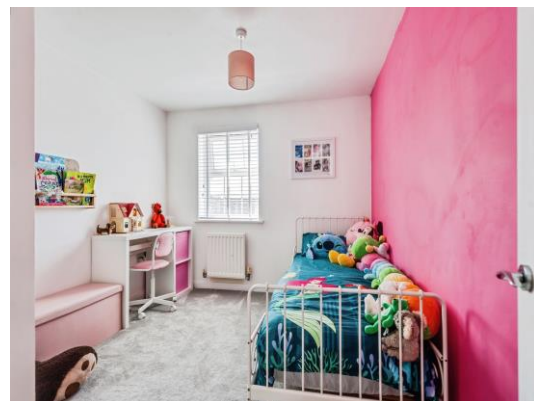
Ground Rent: 274.00

**view this property online [connells.co.uk/Property/SDN314060](http://connells.co.uk/Property/SDN314060)**

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