

# Property details approval form

Flat 2 22 Mazurek Way, Swindon, Wiltshire, SN25 1AR

Date: 10 October 2025

Property Ref and Version: SDN314205 - 0001

Not for marketing purposes INTERNAL USE ONLY

# Selling your home with us!

## ○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- |                      |                     |
|----------------------|---------------------|
| 1. Price             | 5. Room Description |
| 2. Key Features      | 6. Directions       |
| 3. Short Description | 7. Property Images  |
| 4. Long Description  | 8. Floor Plan       |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## ○ Price

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offers in excess of £150,000

Tenure: Leasehold

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jan 2007.

## ○ Key Features

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- > Energy Rating: C
- > NO ONWARD CHAIN!
- > Two bedroom second floor apartment
- > Spacious open plan living accommodation
- > Modern fitted bathroom
- > Overlooking greenery to the front
- > Allocated parking with the property
- > Located in Haydon End North Swindon

## ○ Short Description

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NO ONWARD CHAIN! Located in the desirable area of HAYDON END NORTH SWINDON. This well-presented TWO BEDROOM SECOND FLOOR APARTMENT. Externally the property has ALLOCATED PARKING

## ○ Long Description

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NO ONWARD CHAIN! Located in the desirable area of Haydon End, this well-presented second-floor apartment offers stylish, modern living with easy access to North Swindon's amenities and transport links.

The property features a bright and spacious open-plan living area incorporating a modern fitted kitchen with built-in appliances and ample storage, ideal for contemporary lifestyles. There are two well-proportioned bedrooms, alongside a modern family bathroom finished to a high standard.

Externally, the apartment benefits from allocated parking and enjoys a pleasant outlook over surrounding greenery, providing a peaceful setting while remaining close to local shops, schools, and the Orbital Shopping Centre.

This superb property would make an excellent first-time purchase or investment opportunity, combining comfort, convenience, and modern design in a sought-after location.

## ○ Directions

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## ○ Agents Note

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## ○ Room Description

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### Accommodation Details

#### Entrance Hall

Access to open plan lounge/kitchen/diner and access to both bedroom and bathroom. Two large storage cupboards.

#### Open Plan Lounge/Kitchen/Diner

18' 3" x 14' 10" ( 5.56m x 4.52m )

Kitchen Area

Double glazed window to rear aspect. Fitted kitchen comprising wall and base units, work surfaces and stainless steel sink/drainers.

Electric oven and gas hob. Space and plumbing for washing machine. Space for fridge/freezer.

#### Bedroom One

12' 9" x 9' 10" ( 3.89m x 3.00m )

Double glazed window to rear aspect. Radiator. Television point.

#### Bedroom Two

9' 1" x 8' 2" ( 2.77m x 2.49m )

Double glazed window to front aspect. Radiator.

#### Bathroom

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

Extractor fan.

### External Features

#### Parking

There is a large allocated parking area for one vehicle.

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## ○ Room Description

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## **○ Room Description**

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## ○ Property Images



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## ○ **Property Images**

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## ○ Floor Plan



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)

## ○ Approval

| Signature   |  | Date |
|-------------|--|------|
| Nick Catlin |  |      |
| Mr S. Kirby |  |      |