

for sale

£170,000



King House Fire Fly Avenue Swindon SN2 2EX

NO ONWARD CHAIN! Set within the iconic and historic heritage plaza in King House on Fire Fly Avenue, this beautifully presented **TWO BEDROOM THIRD FLOOR APARTMENT** combines period charm with modern sophistication. Benefiting from its own **Balcony!** and **ALLOCATED PARKING**



King House Fire Fly Avenue Swindon SN2 2EX

Accommodation Details Entrance Hall

Solid door to the communal corridor. Two storage cupboard. Access to the lounge/kitchen area .Electric heater.

Lounge/Kitchen Area

18' 3" x 16' 5" (5.56m x 5.00m)

Two double glazed window to the rear and side aspect. Double glazed window to the rear aspect leading to the balcony. Fully fitted kitchen with a range of base and wall mounted units comprising of cupboards and drawers. Integrated induction hob, oven and cooker hood. Electric heater.

Bedroom One

10' 3" x 11' 8" MAX narrowing to 9' 6" (3.12m x 3.56m MAX narrowing to 2.90m)

Double glazed window to the rear aspect. Built-in-wardrobe. Electric Heater.

Bedroom Two

11' 8" x 8' 7" (3.56m x 2.62m)

Double glazed window to the rear aspect. Electric Heater.

Bathroom

Three piece suite comprising of Low Level WC, wash hand basin with mixer tap and panelled bath with mixer tap and shower over. Partially tiled to water sensitive areas. Heated towel rail.



External Features

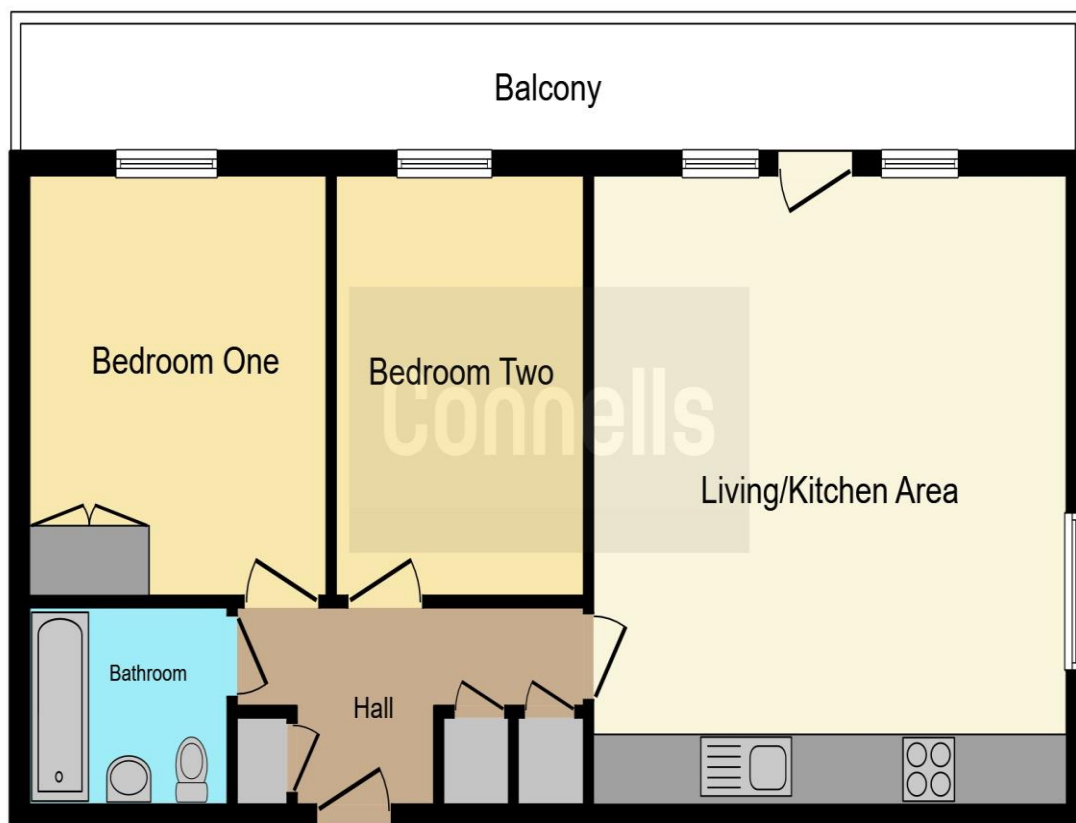
Parking

Allocated parking for one vehicle.

Balcony

Four double glazed windows. Laid to decking





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: SDN314326 - 0004

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 2000.00

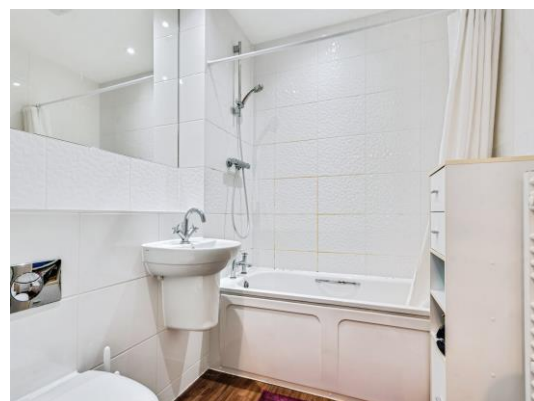
Ground Rent: 360.59

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This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Sep 2010. 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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