

for sale

£125,000



## Boatman Close Swindon SN25 2HL

Situated in the WELL-ESTABLISHED NORTH SWINDON AREA. This is the perfect opportunity for someone wanting to put their own stamp on the property. TWO BEDROOM FIRST FLOOR APARTMENT benefits from COMMUNAL GARDENS AND ALLOCATED PARKING SPACE!

# Boatman Close Swindon SN25 2HL

## Accommodation Details

### Entrance Hall

Telephone entry system to access to all rooms. Two storage cupboards. Electric Radiator.

### Lounge

15' 8" MAX x 12' 2" MAX (4.78m MAX x 3.71m MAX)

Two double glazed windows to the front aspect. Television point. Telephone point. Radiator.

### Kitchen

9' 11" Exc Door recess x 7' (3.02m Exc Door recess x 2.13m)

Double glazed window to the side aspect. Fitted kitchen with a range of base and wall mounted units comprising of cupboards and drawers. one and half stainless steel sink with drainer. Work surfaces. Integrated oven, electric hob and cooker hood. Space and plumbing for fridge freezer and washing machine. Electric radiator.

### Bedroom One

13' 9" x 12' 4" (4.19m x 3.76m)

Not including bay window.

UPVC Double glazed window to the side aspect. Obscure shaped room. Television point. Telephone point. Electric radiator. Access to master bedroom En-suite.

### En-Suite

Three piece suite comprising of wash hand basin, Low Level W/C. Shower cubicle. Heated towel rail. Tiled splash back to water sensitive areas. Extractor fan.

### Bedroom Two

8' 2" x 10' 2" (2.49m x 3.10m)

Double glazed window to the front aspect. Radiator.

### Bathroom

Three piece suite comprising of Bath with shower over, Low Level W/C and wash hand basin. Extractor fan. Heated towel rail. Tiled to water sensitive areas.

### External Features Garden

Communal garden with gated access and walled boundaries. Mainly laid to lawn. Park leading to the communal door.

### Parking

Allocated Parking Space









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**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: SDN312056 - 0006

**Tenure:** Leasehold

**EPC Rating:** C

**view this property online [connells.co.uk/Property/SDN312056](http://connells.co.uk/Property/SDN312056)**

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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