

for sale

offers in excess of **£180,000**



Hayburn Road Swindon SN25 2FD

Located in the ever-popular area of REDHOUSE NORTH SWINDON, this spacious and well-maintained TWO BEDROOM APARTMENT offers stylish and practical living in a vibrant residential community. BEDROOM ONE WITH ENSUITE. Externally the property has GARAGE and ALLOCATED PARKING



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Accommodation Details

Entrance Hall

Doors to communal entrance. Doors to all rooms. Loft access. Airing cupboard. Intercom. Storage cupboard.

Lounge/Diner

23' 3" MAX x 14' 3" MAX (7.09m MAX x 4.34m MAX)

23 Ft 03 Inches narrowing to 15 Ft 03 inches X 14 Ft 03 inches narrowing to 6 Ft 07 inches

Double glazed window to the front aspect. Double glazed French doors with juliette balcony to the front aspect. Opening to the kitchen. Television point. Telephone point. Radiator.

Kitchen

9' 9" x 7' 2" (2.97m x 2.18m)

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

Bedroom One

15' 1" MAX x 13' 8" MAX (4.60m MAX x 4.17m MAX)

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

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.

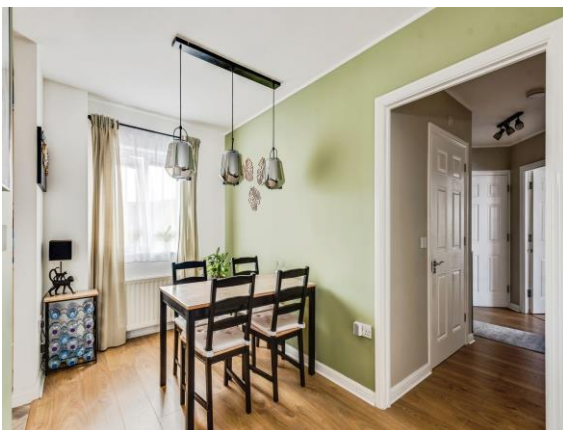
Bedroom Two

10' 9" x 10' 6" (3.28m x 3.20m)

Double glazed window to the front aspect. Radiator.

Bathroom

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



External Features

Parking

Allocated parking

Garage

18' 1" x 9' 1" (5.51m x 2.77m)

Double glazed window to the rear aspect. Up and over door.





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: SDN314148 - 0003

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1786.62

Ground Rent: 259.16

view this property online connells.co.uk/Property/SDN314148

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jul 2004. 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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