



**HENDERSON
CONNELLAN**
ESTATE AGENTS

12, Swift House St. Marys Road

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“Commuter Convenience!”

With a private balcony, generous proportions, an allocated parking space and a convenient location within a stone's throw of the train station and town centre, this one bedroom apartment offers the perfect purchase for first time buyers and investors!

Located on the first floor with lift access, the property benefits from being very close walking distance of all local amenities including the thriving town centre with a range of independent shops, cafes and restaurants. The train station is within a stones throw of the apartment offering convenient access into London in one hour.

The property is of a leasehold tenure of 150 years commencing from December 2010. There is an approximate service charge of £1385.42 pa, a ground rent of £339.32pa and buildings insurance of £528.59pa.

The property is approached via a secure fob operated and intercom communal entrance system into a welcoming, modern entrance lobby. There is a door straight out to the communal gardens and a lift that rises to the first floor where apartment 12 is situated.

Entrance is gained into a well-proportioned and inviting entrance hall with attractive laminate flooring, ample room for cloakroom shoes and coats, and access to the useful storage cupboard.

Open plan kitchen/dining/living room boasting a fantastic social entertaining space with a south-east facing aspect and French doors leading out to the balcony. This fantastic space offers a generous size, being approximately 25'6ft in length with LED spotlights, a neutral decor and space for both living and dining.

The kitchen is perfectly positioned with a full height side window injecting an abundance of natural light, tiled flooring and breakfast bar. There are a host of eye and base level units, a square edge worktop with tiled splashbacks, a stainless steel sink with draining board and integrated oven with a four ring ceramic hob with extractor hood over. The kitchen is well equipped with an integrated fridge, dishwasher and microwave.

Luxury bathroom with floor to ceiling tiling, access to the airing cupboard providing space for a washing machine and a heated towel rail. The three piece suite comprises a tiled enclosed bath with shower over; a low level WC and a half pedestal wash hand basin with feature mirror recessed mirror cabinet above.

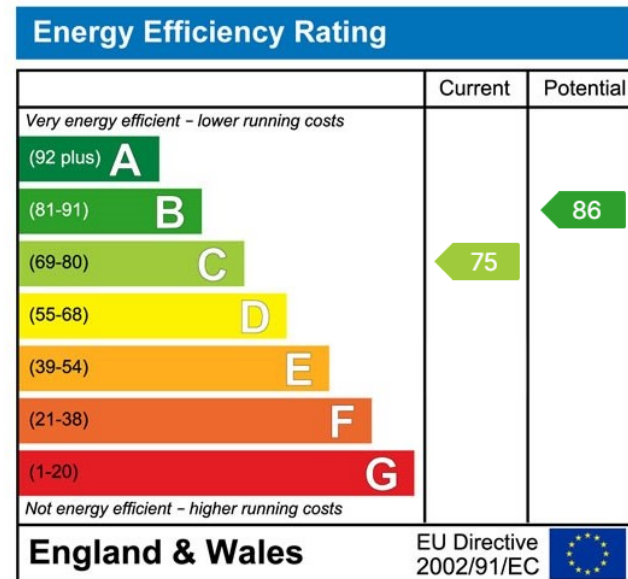
Main bedroom in excellent decorative order with a full height window overlooking the established communal gardens.

The property benefits from its own private balcony with a south-east facing aspect, access to the communal gardens and its own allocated parking space situated in the secure, gated underground car park.





- Hallway - 3.12m x 2.57m (10'3" x 8'5")
- Open Plan Kitchen/Living/Dining Room - 7.77m x 3.73m (25'6" x 12'3")
- Bedroom - 3.78m x 3m (12'5" x 9'10")
- Bathroom - 2.64m x 1.68m (8'8" x 5'6")



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

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