

for sale

offers in excess of **£140,000**



Avebury House Benthams Close Westlea Swindon SN5 7FS

NO ONWARD CHAIN! Beautifully maintained **TWO BEDROOM UPPER FLOOR APARTMENT**, situated within a unique and attractive building just off Benthams Close. Stylishly presented throughout and offering a true ready-to-move-into feel. **ALLOCATED PARKING FOR TWO VEHICLES.**



Avebury House Bentham Close Westlea Swindon SN5 7FS

Agent Note:

Please note that an AML fee is chargeable to the buyer once an offer has been accepted to cover the cost of required identity checks and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Accommodation Details

Open Plan Living Accommodation

22' 11" MAX x 19' 7" MAX (6.99m MAX x 5.97m MAX)

Lounge Area

Door to the communal entrance. Intercom. Two double glazed windows to the front and side aspect. Access to the inner hall. Two radiators.

Kitchen Area

Modern 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. Fully tiled. Splash back. Integrated four ring induction hob, oven and cooker hood. Space and plumbing for washing machine.

Inner Hall

Doors to the open plan living accommodation, two bedrooms and family bathroom

Bedroom One

13' 2" x 9' 10" (4.01m x 3.00m)

Double glazed window to the front aspect. Built-in-wardrobe. Electric radiator.



Bedroom Two

13' 2" x 7' 8" (4.01m x 2.34m)

Double glazed window to the front aspect. Electric radiator.

Bathroom

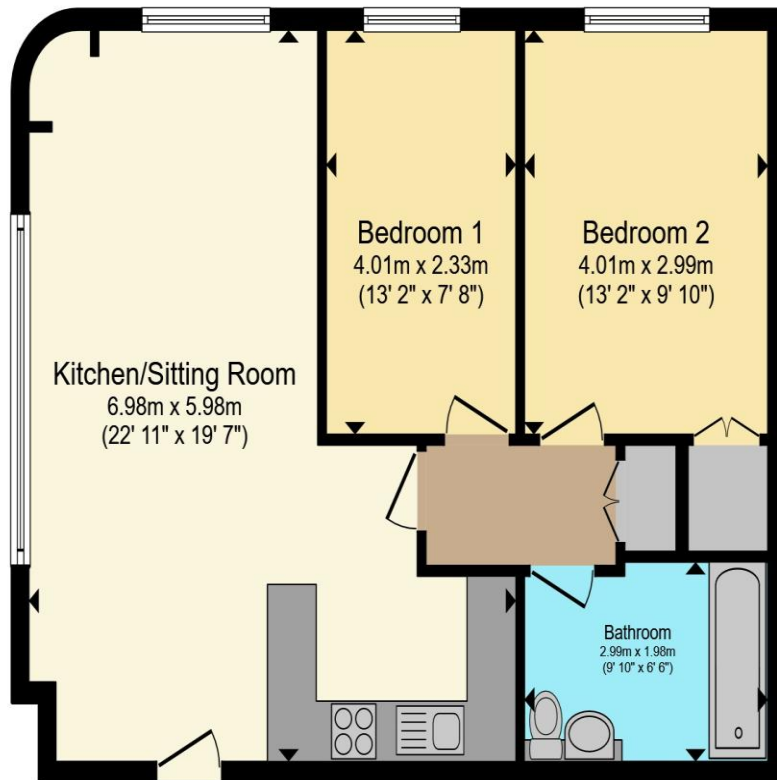
Three piece suite comprising of panelled bath with shower over, fitted vanity unit with WC and wash hand basin. Extractor fan. Partially tiled to water sensitive areas.

External Features

Parking

Allocated parking for two vehicles





Total floor area 65.4 m² (704 sq.ft.) approx

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.propertybox.io

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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: SDN315046 - 0002

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 147.00

Ground Rent: 380.00

view this property online
connells.co.uk/Property/SDN315046

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 2015. 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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