

for sale

guide price **£135,000**



## Mistletoe Court Seacole Crescent SWINDON SN1 4GP

**NO ONWARD CHAIN! IDEAL FIRST TIME BUY OR INVESTMENT OPPORTUNITY.** Located in the heart of Old Town. Middle floor apartment which is well maintained throughout. En-suite to master. Further bathroom. Open plan kitchen. Lounge. Two good sized bedrooms. Secure parking. Viewing is highly recommended.



# Mistletoe Court Seacole Crescent SWINDON SN1 4GP

## Internal Features

### **Entrance Hall**

Telephone Entry System, Storage Cupboard, Radiator, Access to All Rooms

### **Kitchen / Dining / Living Room**

22' 4" x 11' 8" Maximum ( 6.81m x 3.56m Maximum )

Dining / Living Area: Double Glazed Windows to Front and Side, Radiator

Kitchen: Featuring a Range of Wall and Base Units with Work Surface Over and Matching Up Stands, One and Half Bowl Stainless Steel Sink with Draining Board and Mixer Tap, Built In Oven with Electric Hob and Extractor Hood Over, Integrated Washing Machine and Fridge / Freezer



### **Bedroom 1**

8' 4" x 12' 1" ( 2.54m x 3.68m )

Double Glazed Window to Front, Double Fitted Wardrobe, Radiator, Door to En-Suite

### **En-Suite**

Obscured Double Glazed Window to Front, Three Piece Suite Comprising of WC, Pedestal Sink, Shower Enclosure, Shaving Point, Tiled Floor, Heated Towel Rail

### **Bedroom 2**

8' 3" x 9' 3" ( 2.51m x 2.82m )

Double Glazed Window to Front, Radiator

### **Bathroom**

White Three Piece Suite Comprising of WC, Pedestal Sink and Panel Bath with Shower & Screen Over, Tiled to Water Sensitive Areas, Heated Towel Rail, Extractor Fan

## **External Features**

### **Parking**

Allocated Parking Space





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](http://www.focalagent.com)

To view this property please contact Connells on

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3-5 Victoria House, Albert St  
 SWINDON SN1 3BG

Property Ref: SND102541 - 0018

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 2004.00

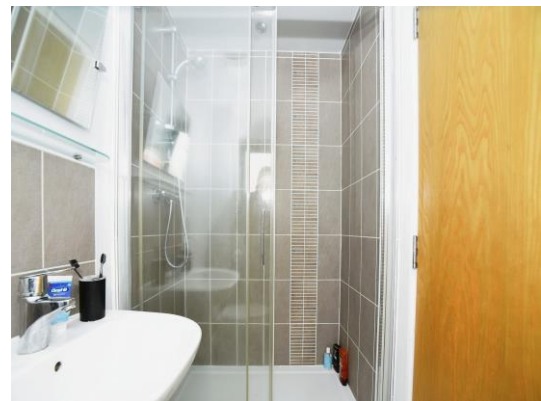
Ground Rent: 250.00

**view this property online [connells.co.uk/Property/SND102541](http://connells.co.uk/Property/SND102541)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2007. 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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