



**PARK SPRINGS**  
Westlea, Swindon, Wilts SN5 7BA

**Park Springs,  
Westlea, Swindon SN5 7BA**

- OVER 60's DEVELOPMENT
- End Terrace Bungalow
- NO ONWARD CHAIN
- Two Bedrooms
- Long Lease With 967 Years Remaining
- Communal Gardens
- Off Road Parking
- 18ft Lounge/Diner
- Modern Kitchen
- Gas Central Heating

**Price £165,000**



\*\*\* OVER 60'S RETIREMENT BUNGALOW \*\*\* We are delighted to offer for sale this well presented two bedroom end terrace bungalow being sold with NO ONWARD CHAIN. This retirement home is for over 60's and has the benefit of Anchor assistants on call and a part time estate manager. Located in a quiet cul de sac within easy access to the West Swindon shopping centre and all local amenities. The accommodation comprises of entrance porch, lounge/diner, kitchen, two bedrooms and shower room. Property also benefits from gas central heating, ample off road parking and communal gardens.

#### **Entrance Porch**

uPVC front door.

#### **Lounge/Diner**

uPVC windows to front and rear elevation. Cupboard housing boiler. Laminate flooring. Two radiators.

#### **Kitchen**

uPVC door and window to rear elevation. White gloss wall and base units with rolled edge worktops over. Stainless steel sink and drainer. Built in oven and microwave. Induction hob with extractor hood over. Integral dishwasher. Space and plumbing for washing machine. Space for fridge/freezer. Part tiled walls. Vinyl flooring. Radiator.

#### **Lobby**

Storage cupboard. Loft access. Laminate flooring.

#### **Bedroom One**

uPVC window to rear elevation. Range of built in wardrobes. Laminate flooring. Radiator.

#### **Bedroom Two**

uPVC window to front elevation. Laminate flooring. Radiator.

#### **Bathroom**

Obscured uPVC window to front elevation. White suite comprising of walk in shower, pedestal wash hand basin and low level W.C. Part tiled walls. Vinyl flooring. Radiator.

#### **Front**

Ramp leading to front door. Storm porch. Patio area. Outside sockets.

#### **Rear**

Patio area with space for timber shed. Communal garden.

#### **Parking**

Off road parking available for residents and guests.

#### **Lease Terms**

999 year lease with 967 years remaining.

#### **Management Charges**

£280.87 a month (£3370.44 per annum).

#### **Sizes**

Please note, all measurements of room sizes given are not guaranteed and figures are for guidance only.

#### **Viewings**

Strictly via our Swindon office telephone (01793) 641641.

#### **Mortgages**

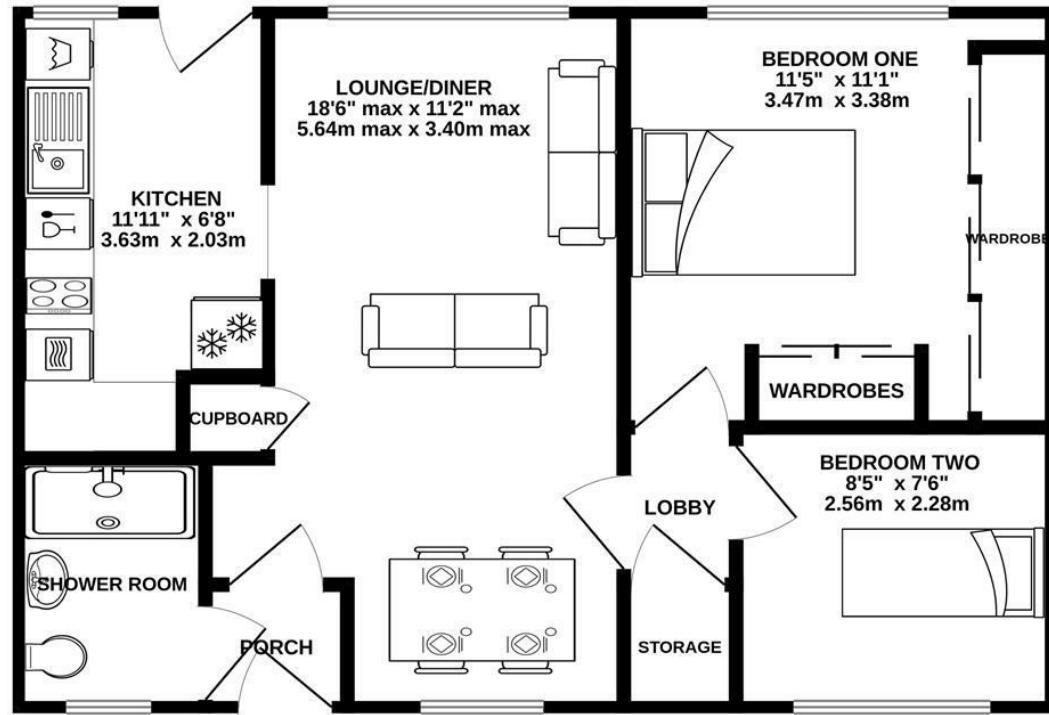
If you would like independent mortgage advice please call Dan Spurr at Primary on (01793) 616617. Home visits available.

#### **Money Laundering**

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.



BUNGALOW  
511 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA : 511 sq.ft. (47.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**PRIMARY**  
HOMES & LETTINGS