

for sale

£154,000



## Smiths House Smiths Lane SWINDON SN3 3FX

Available on the FIRST HOMES SCHEME is this beautifully designed, top floor, two bedroom apartment, featuring en-suite to the master bedroom, spacious open plan living with private balcony. In the fantastic Smiths Lane development which is in a great location for the popular Greenbridge retail park.



# Smiths House Smiths Lane SWINDON SN3 3FX

## Internal Features

### **Entrance Hall**

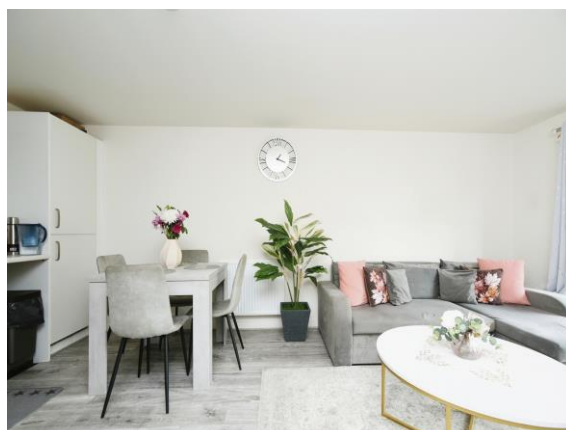
Two Storage Cupboards, Access to Both Bedrooms, Bathroom and the Open Plan Kitchen / Dining / Living Room

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

19' 7" x 11' 10" ( 5.97m x 3.61m )

Open Plan Kitchen / Dining / Living Room with French Doors to Balcony.

Kitchen Comprises of Modern Wall and Base Units with Matching Work Tops, Built In Oven with Induction Hob and Extractor Hood Over, Integrated Appliances.



**Bedroom 1**

10' 3" x 9' 3" ( 3.12m x 2.82m )

Double Glazed Window to Side, Built in Storage, Door to En-Suite, Radiator

**En-Suite**

Three Piece Suite Comprising of WC, Wash Hand Basin and Tiled Shower Cubicle

**Bedroom 2**

9' 8" x 6' 8" ( 2.95m x 2.03m )

Double Glazed Window to Side, Radiator

**Bathroom**

Three Piece Suite Comprising of WC, Wash Hand Basin and Panel Bath with Shower and Screen Over, Tiled to Water Sensitive Areas

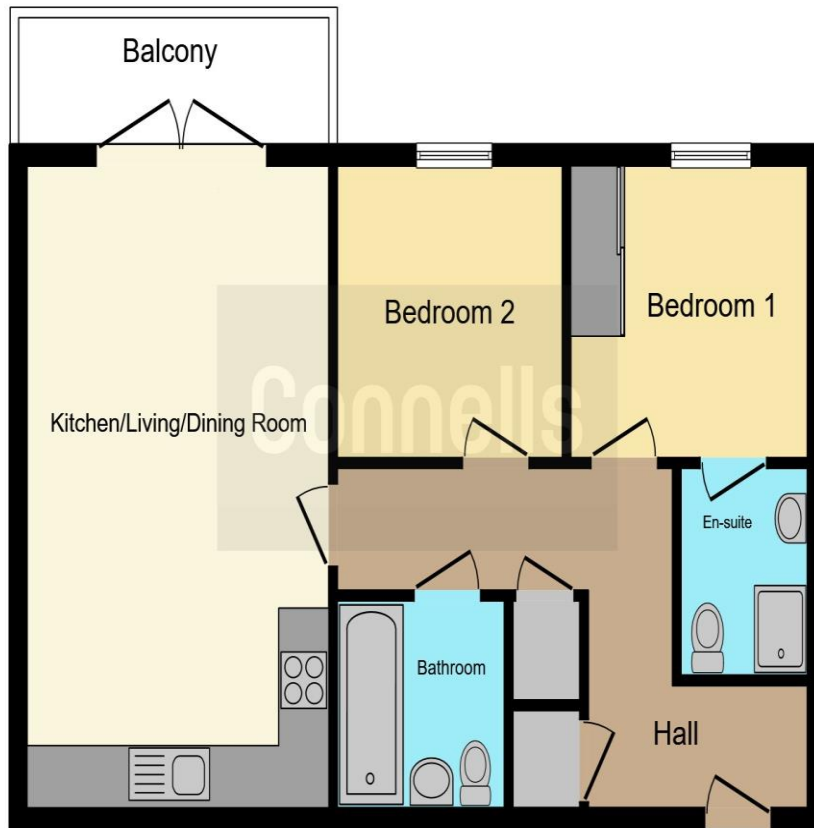
**External Features****Outside Space**

Balcony to Living Room

**Parking**

Two Allocated Parking Spaces





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)

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

Property Ref: SND102872 - 0002

Tenure:Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 1520.00

Ground Rent: Ask Agent

**view this property online [connells.co.uk/Property/SND102872](http://connells.co.uk/Property/SND102872)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 May 2022. 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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