

for sale

offers in excess of **£140,000**



Trent Road Swindon SN25 3NG

NO ONWARD CHAIN A well-presented and spacious **TWO BEDROOM FIRST FLOOR APARTMENT** pleasantly situated within a small and exclusive block of just four flats! Located in **GREENMEADOW NORTH SWINDON. GARAGE**



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Agent Note

We have received confirmation that the vendor has extended the terms of the lease, the title is pending update at Land Registry. We can confirm that the lease term will be 135 yrs from 14/10/2024.

Carpets

Please note carpets will be fitted in due course

Accommodation Details

Entrance Porch

Double glazed door accessing outside. Stairs rising to the accommodation

Entrance Hall/Landing

Access to all accommodation rooms

Lounge

14' 4" x 10' 10" (4.37m x 3.30m)

Double glazed window to the rear aspect. Access to bedroom two. Storage heater.

Kitchen

11' x 8' 8" (3.35m x 2.64m)

Double glazed window to the rear aspect. Fully fitted kitchen with a range of base and wall mounted units comprising of cupboards and drawers. Space and plumbing for washing machine. Integrated hob, oven and cooker hood.



Bedroom One

13' 11" x 9' 5" (4.24m x 2.87m)

Double glazed window to the front aspect. Storage heater.

Bedroom Two

9' 3" x 7' 11" (2.82m x 2.41m)

Double glazed window to the front aspect. Storage heater.

Bathroom

Obscure double glazed window to the rear aspect. Three piece suite comprising of Low Level WC, wash hand basin and panelled bath with shower over. Partially tiled to water sensitive areas.

External Features

Single Garage

17' 2" x 8' 5" (5.23m x 2.57m)

Up and over door. Within the block.





Total floor area 60.2 m² (648 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

Connells

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: SDN314481 - 0003

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 1200.00

Ground Rent: 70.00

view this property online connells.co.uk/Property/SDN314481

This is a Leasehold property with details as follows; Term of Lease 135 years from 14 Oct 2024. 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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