



25, Thomas Edward Coard Cricklade Road, Swindon, Wiltshire, SN2
£95,000

SWINDON
HOMES 
sales, lettings & mortgages

**** CALLING ALL FIRST TIME BUYERS AND INVESTORS ** NO ONWARD CHAIN ****

Swindon Homes are pleased to offer for sale this well presented one bedroom, second floor flat in the popular Thomas Edward Coard building in Gorse Hill, Swindon.

The accommodation comprises: communal entrance with stairs and lift to all floors, apartment entrance hall, open plan living room/ kitchen, bathroom and double bedroom.

The flat is all electric heating and water heating and allocated secure parking. The property is close to local shops in Gorse Hill and bus routes and also close to the railway station, bus station with easy access to town centre.

Entrance Hall

Airing cupboard, intercom system, doors to rooms, door to communal hallway

Lounge/ Kitchen

16'5" x 16'4" into 10'5" (5.02 x 4.99 into 3.18)

UPVC double glazed window to side, two wall mounted electric heaters, built in storage cupboard, open plan to kitchen area : Kitchen comprising of low level and eye level cupboards with adjoining worksurfaces, stainless steel sink drainer unit, built in electric hob, oven with overhead extractor fan, plumbing for washing machine, part vinyl flooring

Bedroom

10'9" x 10'5" (3.30 x 3.18)

UPVC double glazed window to side, wall mounted electric heater





Bathroom

6'9" x 5'7" (2.06 x 1.72)

Extractor fan, fan assisted electric heater, w.c, sink, bath tub with shower over, part tiled walls, vinyl flooring, wall light with electric shaver point

Parking

One allocated parking space in block underneath flats

Leasehold

Cricklade Road Management service charge £1782.60 per year paid in 10 monthly payments.

Management charge £150 per year.

999 year lease, as if the block will still be standing. We have had the flat since 2004.



