



11, Linden Court Holbrook Way, Swindon, Wiltshire, SN1 1BE

Offers In Excess Of £115,000

Back on the market and priced to sell!

Please note: due to the building's location above a restaurant, only specific lenders will provide financing. For further information regarding mortgage options, we encourage you to consult with our in-house independent mortgage advisor.

Welcome to this spacious flat located in Linden Court, Holbrook Way, Swindon. This property, built between 2000 and 2009, offers a perfect opportunity for first-time buyers or savvy investors looking to expand their portfolio.

The flat features a spacious reception room that provides a warm and inviting atmosphere, ideal for both relaxation and entertaining. With two well-proportioned bedrooms, there is ample space for comfortable living. The property also boasts two bathrooms, ensuring convenience for residents and guests alike.

One of the standout features of this flat is the rare parking space available in the town centre, a significant advantage in this area. This makes it an even more attractive option for those who value accessibility and ease of transport.

This flat is an excellent opportunity for those looking to make a wise investment. It presents a fantastic opportunity for anyone seeking a modern living space in a prime location. With its appealing features and competitive pricing, it is not to be missed.



Communal Entrances

There are three entrances to the property, one from the front, one to one side and the other from the gated carpark. This entrance has access to the lift as well as stairs to all floors.

Entrance Hallway

From entrance door radiator, wall mounted secure entrance phone, door to lounge, large cupboard. doors to both bedrooms and bathroom.

Lounge/Dining Room

16'7 x 14'2 (5.05m x 4.32m)

Double doors to Juliet balcony, three radiators, sliding doors to kitchen.

Fitted Kitchen

10'4 x 6'10 (3.15m x 2.08m)

Wall & base units with matching work surfaces, part tiled walls, one and a half bowl sink with mixer tap over, integrated fridge / freezer, integrated electric hob with oven under and extractor hood over, integrated washing machine and dishwasher.



Bedroom 1

18'6 x 9'0 (5.64m x 2.74m)

Window, radiator, door to ensuite bathroom, built in wardrobe with wall mounted gas boiler

En-suite Bathroom

A matching bathroom suite comprising panelled bath with shower attachment, pedestal wash basin, low level w.c, part tiled walls, extractor fan

Bedroom 2

14'2 x 8'10 (4.32m x 2.69m)

Window, radiator.

Shower Room

A modern bathroom suite comprising corner shower cubicle., pedestal wash basin., low level w.c extractor fan, radiator, airing cupboard housing hot water tank

Parking

Allocated parking for one car in gated parking area.

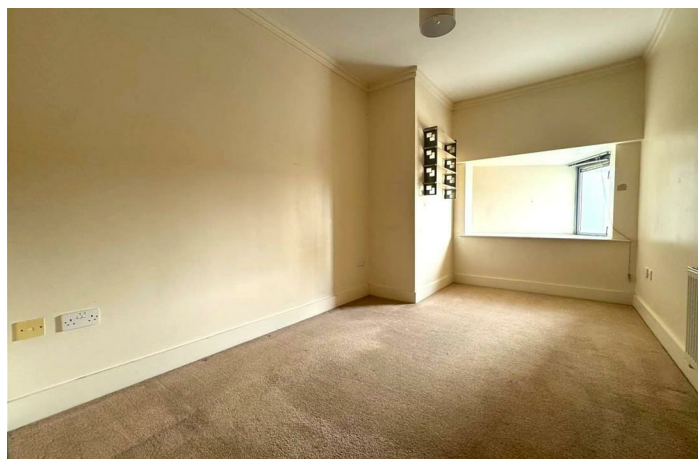
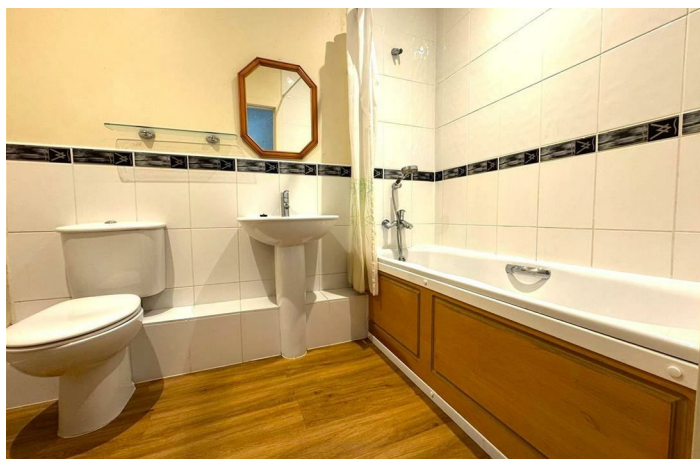
lease and charges

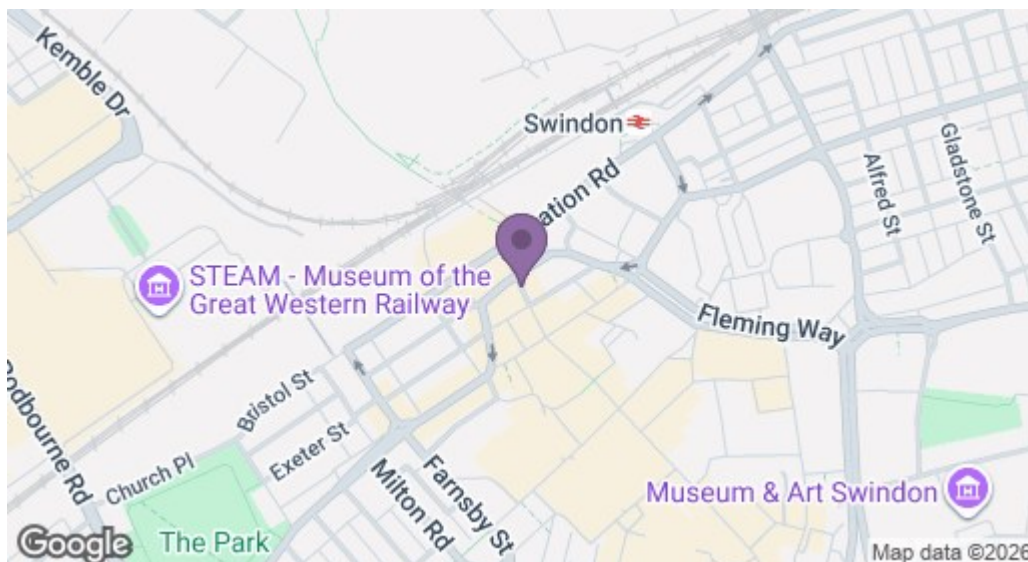
Ground rent- £62.50 paid twice a year

Maintenance charge - Between £1100 - £1200 per year, depending on maintenance works carried out.

Lease- 126 years left to run (subject to confirmation from solicitor)

Owners are also liable for insurance payments





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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