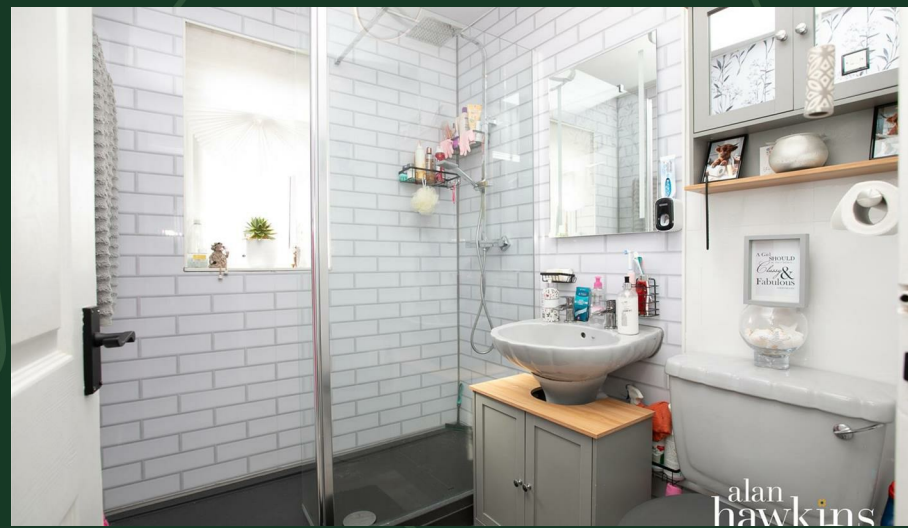




Kimmeridge Close, Swindon, SN3 3PZ

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PROPERTY SALES & LETTINGS



- Two Bedroom Aptment
- Secure Communal Entrance
- Generous Kitchen
- Two Double Bedrooms
- Garage & Allocated Parking
- First Floor
- Beautifully Presented
- Lounge/Diner
- Updated Shower Room
- 49 Year Lease

27 Kimmeridge Close, Nythe SN3 3PZ

£119,995

A beautifully presented two double bedroom first floor apartment with a garage, pleasantly situated close to local shops and amenities in the popular Nythe area of east Swindon.

The property is accessed via an upgraded secure communal entrance door, with stairs leading to the first floor. Internally, the accommodation comprises an entrance porch, inner hallway, a spacious lounge/dining room, generous size kitchen, two double bedrooms, with the principal bedroom benefiting from full-width fitted wardrobes, and an updated shower room with double width shower.

Externally, there is ample non-allocated residents' parking together with a garage located in a nearby block.

Further benefits include modern replacement uPVC double glazed windows and upgraded modern electric panel heating.

****Please note:**** The property is offered with approximately ****49 years remaining on the lease****. Prospective purchasers should be aware that this is likely to limit mortgage availability, and the property may therefore be most suitable for cash buyers. Interested parties are advised to make their own enquiries with their lender or financial adviser prior to arranging a viewing.

For further information or to arrange a viewing, contact Alan Hawkins Property Sales on 01793 840222.



Viewings

By appointment through Alan Hawkins
Property Sales. Tel: 01793 840 222

Council Tax: Swindon Borough Council

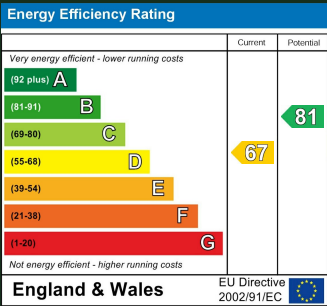
Tax Band B For year 2026/27 = £1896
For information on tax banding and rates,
please call Swindon Borough Council

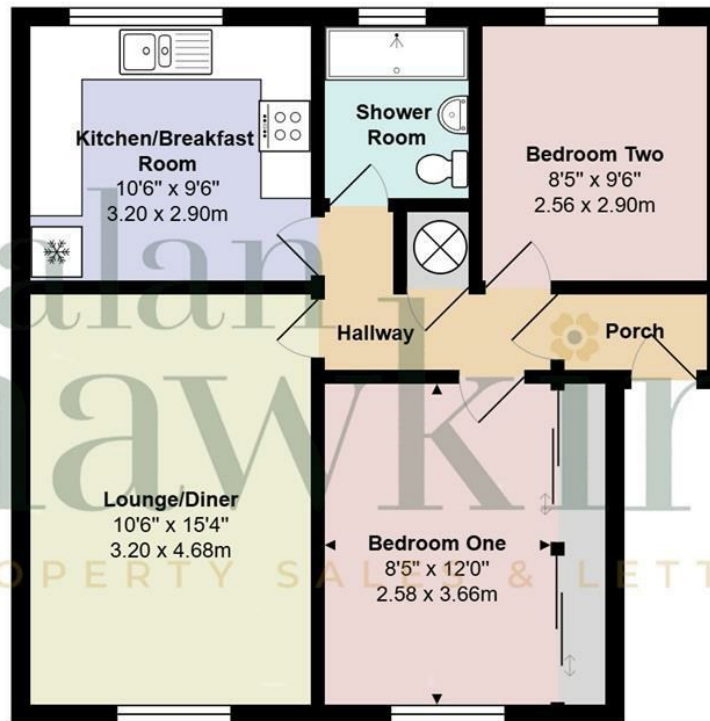
Management Fee

Annual Service Charge: £1,380.00
Annual Ground Rent: £65.00

Lease: 49 Years Remaining

Gas: None
Electric: Mains
Sewage: Mains
Water: Mains
Energy Efficiency Rating (England & Wales)





First Floor



Total Area: 595 ft² ... 55.3 m²

Disclaimer:

These floor plans are provided for guidance only and are not to scale.
 All dimensions, layouts, and details shown are approximate and should not be relied upon as statements of fact.
 Prospective purchasers or tenants should satisfy themselves by inspection or independent verification.
 Fixtures, fittings, furniture, and appliances shown are indicative only and may not be included in the sale or letting.
 The seller, landlord, nor the estate agent accepts responsibility for any inaccuracies or omissions. Copyright Alan Hawkins Estate Agents