



GRANT FRASER
TOWN & COUNTRY

40 Rowan Court 17 Seacole Crescent, Swindon, SN1 4GQ
Guide price £170,000



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Welcome to this modern apartment located in Rowan Court, Seacole Crescent, in the charming Old Town area of Swindon. This purpose-built residence, constructed in 2013, offers a modern living experience with a generous amount of space. Situated on the third floor, accessible via a lift, the apartment boasts lovely views of the communal gardens and a viewing nook that provides distant vistas of The Ridgeway.

The property features two well-proportioned double bedrooms, each equipped with built-in double wardrobes, ensuring ample storage. Bedroom one benefits from a convenient double en-suite shower room, while the main bathroom includes a shower over the bath, catering to all your bathing needs.

The open-plan kitchen seamlessly flows into the reception area, creating a perfect space for entertaining or relaxing. Additionally, the flat comes with the added advantage of secure underground parking, providing peace of mind for residents.

Located just a mile from Wood Street, you will find an eclectic array of shops, bars and restaurants, making it easy to enjoy the vibrant local culture. This flat is an ideal choice for those seeking a modern, comfortable home in a well-connected area. Don't miss the opportunity to make this lovely property your own.

Description

Comprising communal entrance hallway, apartment entrance hallway, lounge diner, kitchen, two double bedrooms, en-suite and bathroom. A secure door requiring a key fob access as well as an intercom system from within the apartment leads into the communal entrance hallway, where a lift is available on the same level as the front door, which in turns leads up to the the 3rd floor providing further communal hallway to the front door of the apartment. A main entrance hallway offers space for jackets and shoes, has a handy built in cupboard along with doors to the two bedrooms, bathroom and living space. The lounge diner has a nook in the corner for enjoying the views over the communal gardens and the sun setting on The Ridgeway in the far distance as the current owner enjoys. The kitchen is open plan off the reception whereby a table and lounge seating can be accommodated. The two double bedrooms both benefit from double built in wardrobes, bedroom one further benefiting from a double shower en-suite whilst bedroom two is served by the main bathroom with a shower over the bath.

Outside there are well kept communal gardens to the immediate front with an array of benches and enjoys the Angel Ridge Book Exchange, whereby the community shares books between each other. Steps lead down to a more open view (the photograph with the block paving in the foreground and view of some distant houses). The secure underground car parking can be accessed via the lift (over a small wall within the garage block) or via an automatic roller door accessed via a fob, which leads to the outside whereby one can walk round to the main entrance.

Services: we understand mains gas, electricity, water and sewage are connected to the property. Heating and hot water provided by a gas combination boiler within the apartment.

Monthly service charge: £339.40 per month - includes communal cleaning, window cleaning, grounds maintenance, water supply and building insurance. This figure is higher we are told due to recent lift works and is likely to return to a figure closer to its previous at £202 per month, although this is a level of speculation and will need to be further clarified.

Ground rent: included in the above service charge amount.

Length of lease: 125 years from 1 January 2007 (Approximately 106 years remaining)

Situation

Old Town is the historic older part of Swindon which is popular for its eclectic mix of bars, shops and restaurants amongst the practical amenities that are always handy to have on the doorstep. In addition to this, there are many walks to be enjoyed around one of the selection of public gardens and open countryside heading out to one of Swindon's old canal routes. There are four primary schools and a secondary in Old Town, all with good ofsted ratings. The town is a walk down the hill where the train station with trains running to London Paddington can be utilised to access the capital in under the hour. The M4 motorway is also within 3 miles of the property roughly to either junction 15 or 16.



Floor Plans

