



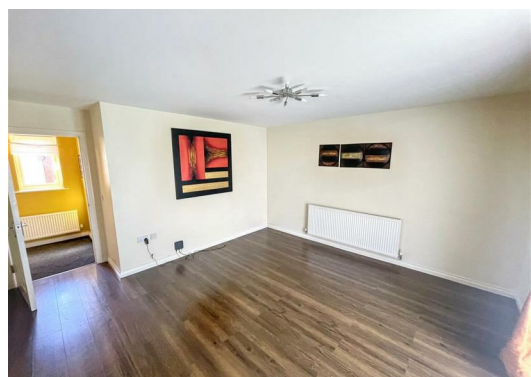
## 36 Piernik Close, Swindon, SN25 1AS Offers in excess of £135,000

Situated within a popular and well-maintained development in North Swindon, this spacious two-bedroom apartment offers approximately 755 sq. ft. of bright and well-proportioned accommodation, making it an ideal purchase for first-time buyers, professionals, downsizers or investors alike.

The property features a generous dual-aspect living room measuring over 15ft, with access to a private balcony providing an ideal space to relax and enjoy the outdoors. A separate fitted kitchen offers ample storage and workspace, while two well-sized double bedrooms provide comfortable accommodation, with the principal bedroom benefiting from fitted wardrobes and its own private balcony.

Completing the accommodation is a modern bathroom and a spacious entrance hallway with useful storage cupboard. Externally, the property benefits from an allocated parking space and is conveniently located close to local amenities, schools, shopping facilities and excellent transport links.

Offering generous living space and two private balconies, early viewing is highly recommended to fully appreciate all that this superb apartment has to offer.



### Leasehold Information

230 years remaining on the lease  
Ground rent: £240 per annum  
Maintenance charge: £140 per month

This information is provided by the vendor and should be verified during the conveyancing process.

### Disclaimer

- 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. General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- 3. Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- 4. Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
- 5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.**

