



Flat 3, Croft House, Brock End, SN1 3HA

Offers Over **£165,000**



A Stylish Two-Bedroom Apartment with Allocated Parking in Old Town, Swindon

Discover modern living at its best in this high-quality apartment, perfectly positioned on Brock End in Old Town, Swindon. Finished to an exceptional standard throughout, this property offers a harmonious blend of contemporary design, convenience, and security.

Located within a well-maintained development, the apartment features allocated parking for ease and peace of mind. Step inside to discover a spacious interior, boasting a contemporary fitted kitchen. The property includes two well-proportioned bedrooms, a comfortable lounge, and a modern bathroom.

- 106 Year Lease
- Gated Entrance
- Parking
- No Chain
- Low Service Charges
- Heart of Old Town
- Communal Garden

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

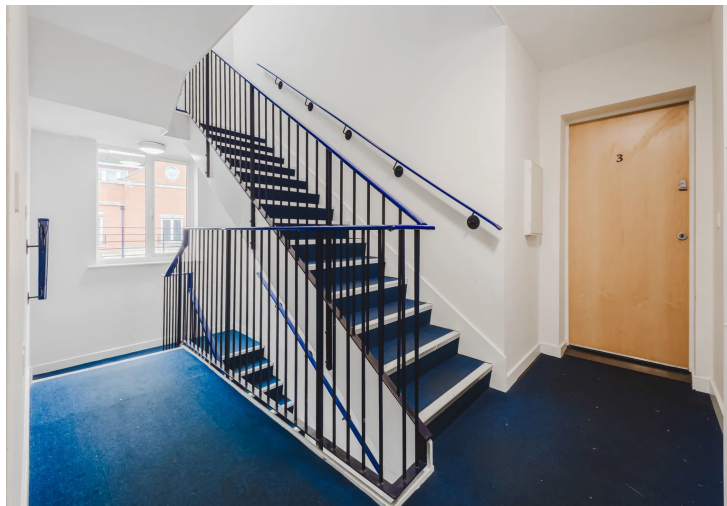
Property Type: Flat

Council Tax Band: C

Tenure: Leasehold

Key Features:

- Gated development with allocated parking
- Modern fitted kitchen
- Two well-proportioned bedrooms, ideal for home office flexibility
- Contemporary bathroom
- Efficient electric heating
- Circa 667 sq ft of modern living space
- 106 Year Lease
- No Chain
- Low Service Charges



A Sophisticated Two-Bedroom Apartment with Gated Allocated Parking in the Vibrant Heart of Old Town, Swindon – Perfect for Professionals.

Elevate your lifestyle with this high-quality apartment, perfectly positioned on Brock End in Old Town, Swindon. Designed with the discerning professional in mind, this residence offers a harmonious blend of contemporary design, convenience, and security within a sought-after gated development, ensuring a seamless living experience.

Step inside to discover a thoughtfully laid-out interior, boasting a contemporary fitted kitchen, ideal for effortless entertaining or a quiet evening in. The apartment features two well-proportioned bedrooms – offering flexibility for a guest room or a dedicated home office – alongside a comfortable lounge and a sleek, modern bathroom. With 667 sq ft of intelligently utilised living space, this home provides ample room for both relaxation and productivity.

The invaluable convenience of allocated parking within a secure, gated entrance offers peace of mind, particularly after a long working day. Situated in the highly desirable Old Town, you'll benefit from an enviable lifestyle with independent shops, renowned cafes, and diverse restaurants just moments away – perfect for post-work socialising or weekend explorations. Excellent transport links provide easy access for commuting. With a 106-year lease and low service charges, this property represents an outstanding opportunity for professionals seeking a modern, convenient, and secure home in a prime location.

Accommodation comprises:

- Lounge: 4.62m x 5.14m
- Kitchen: 2.43m x 2.19m
- Bedroom One: 3.59m x 2.91m
- Bedroom Two: 3.49m x 2.53m
- Bathroom: 1.63m x 2.28m

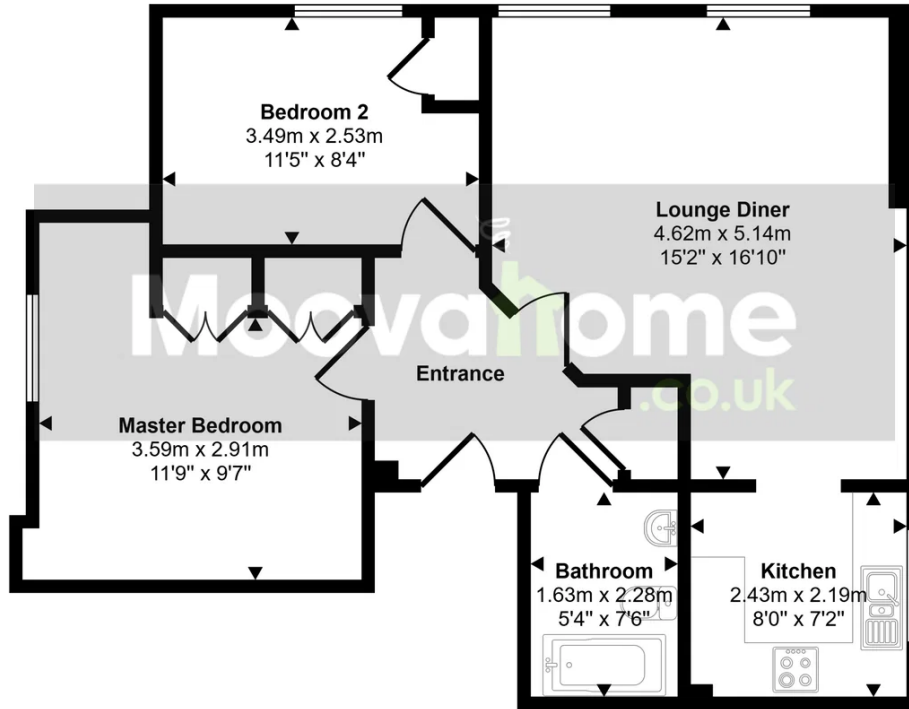
Charges & Lease Information:

- Service & Maintenance Charge: £1,000 per annum
- Ground Rent: £227.86 per annum (payable £113.93 every 6 months)
- Lease: 106 years remaining

Arrange your exclusive viewing today to experience all that this superb apartment has to offer for a refined professional lifestyle.

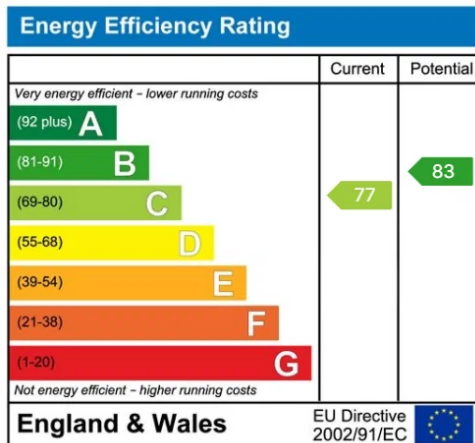


Approx Gross Internal Area
61 sq m / 653 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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