

for sale

offers in excess of **£160,000**



Vistula Crescent Swindon SN25 1QE

NO ONWARD CHAIN! Nestled in the sought-after residential area of HAYDON END NORTH SWINDON, this beautifully presented **TWO BEDROOM GROUND FLOOR APARTMENT** offers stylish, low-maintenance living in a quiet, well-connected location. **ALLOCATED PARKING**



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Accommodation Details

Entrance Hall

Double glazed door to the communal entrance hall. Intercom. Storage cupboard. Access to all rooms.

Open Plan Accommodation

18' 5" MAX narrowing to 11' 10" x 12' (5.61m MAX narrowing to 3.61m x 3.66m)

Double glazed window to the rear and side aspect with bay window. Fully fitted kitchen with a range of base and wall mounted units comprising of cupboards and drawers. One and a half sink with drainer and mixer tap. Space for fridge freezer. Space and plumbing for washing machine. Integrated four ring hob, oven and cooker hood.

Bedroom One

10' x 11' 9" (3.05m x 3.58m)

Double glazed window to the rear aspect. Access to the ensuite shower room. Built-in-storage cupboard. Radiator.

Ensuite

Three piece suite comprising of Low Level WC, wash hand basin and walk in shower. Partially tiled to water sensitive areas.

Bedroom Two

8' 4" x 9' 5" (2.54m x 2.87m)

Double glazed window to the rear aspect. Radiator.

Bathroom

Three piece suite comprising of Panelled bath with shower over, Low Level WC and pedestal wash hand basin. Partially tiled to water sensitive areas. Extractor fan.



External Features
Parking

Allocated parking





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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Unit B11 North Swindon District Centre Thamesdown Drive
 SWINDON SN25 4AN

Property Ref: SDN313986 - 0004

Tenure:Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1784.48

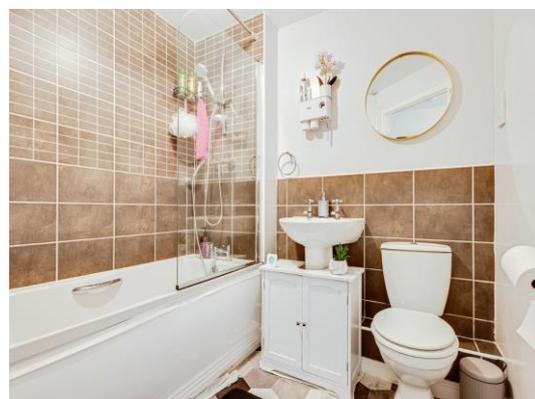
Ground Rent: 150.00

view this property online connells.co.uk/Property/SDN313986

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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