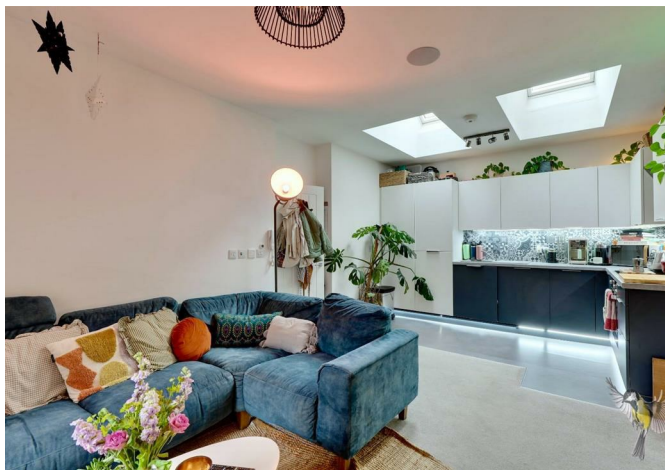




GRANT FRASER
TOWN & COUNTRY

20 Old Brewery Lane, Old Town, Swindon, Wiltshire, SN1 3FQ
Offers over £191,000



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Tucked away in the heart of Old Town, Swindon, this contemporary first-floor apartment on Old Brewery Lane offers a perfect blend of modern living and convenience. Built in 2021, the property spans an impressive 603 square feet and features two bedrooms. Bedroom one enjoys an en-suite complete with a double shower cubicle, ensuring a private retreat for relaxation.

The apartment's layout includes a welcoming kitchen open plan to the reception room that invites natural light through its many large windows, creating a bright and airy atmosphere. The modern integral kitchen is equipped with contemporary fittings, making it ideal for both cooking and entertaining. With no neighbours above or below, residents can enjoy a peaceful living environment.

The secure gated access adds an extra layer of safety and privacy, making this property an excellent choice for those seeking a tranquil home in a vibrant area. Just a short stroll away, you will find Wood Street, renowned for its boutique shops, bars, and restaurants, perfect for enjoying the local culture and cuisine. Additionally, the picturesque Old Town Gardens are within half a mile, providing a lovely space for leisurely walks or picnics.

For commuters, the train station is conveniently located just two miles away, while the M4 motorway is a mere four miles, ensuring easy access to surrounding areas. This apartment is not just a home; it is a lifestyle choice, offering the best of modern living in a sought-after location. Don't miss the opportunity to make this delightful property your own.

Description

Comprising communal entrance hallway, private entrance hallway, kitchen, reception room, two bedrooms, bathroom and en-suite. Accessed from the street via secure pedestrian gate and/or electric vehicular access gates. Postal boxes are located just inside the pedestrian entrance. A short walk across the communal courtyard leads to the carport and a communal entrance hallway (serving three flats). Stairs lead up to the first floor where a private door leads into the flat. A large window provides generous daylight into the flats entrance hallway which provides access to all rooms. The kitchen is open plan to the reception area and benefits from two Velux windows further providing generous daylight. The kitchen also benefits from built in appliances including a fridge, freezer and washing machine. The reception area enjoys views over the internal courtyard. Bedroom one benefits from an en-suite shower room with a generous shower cubicle. There is a second bedroom and main bathroom with shower over the bath and benefits from a large window. The flat has no neighbours above or below due to having the carports below it and a pitched roof above it, which in turns benefits from private loft access.

Outside there is a carport next to the entrance doorway benefiting from a handy and sizeable lock up to its rear, ideal for housing of bicycles and other similar items. There are a good number of pedestrian access points around the building making access to various parts of Old Town convenient.

Further Information:

- Service charge: circa. £1,296.00 per annum
- No Ground Rent chargeable
- Length of the lease: 999 years from 1st March 2019



Situation

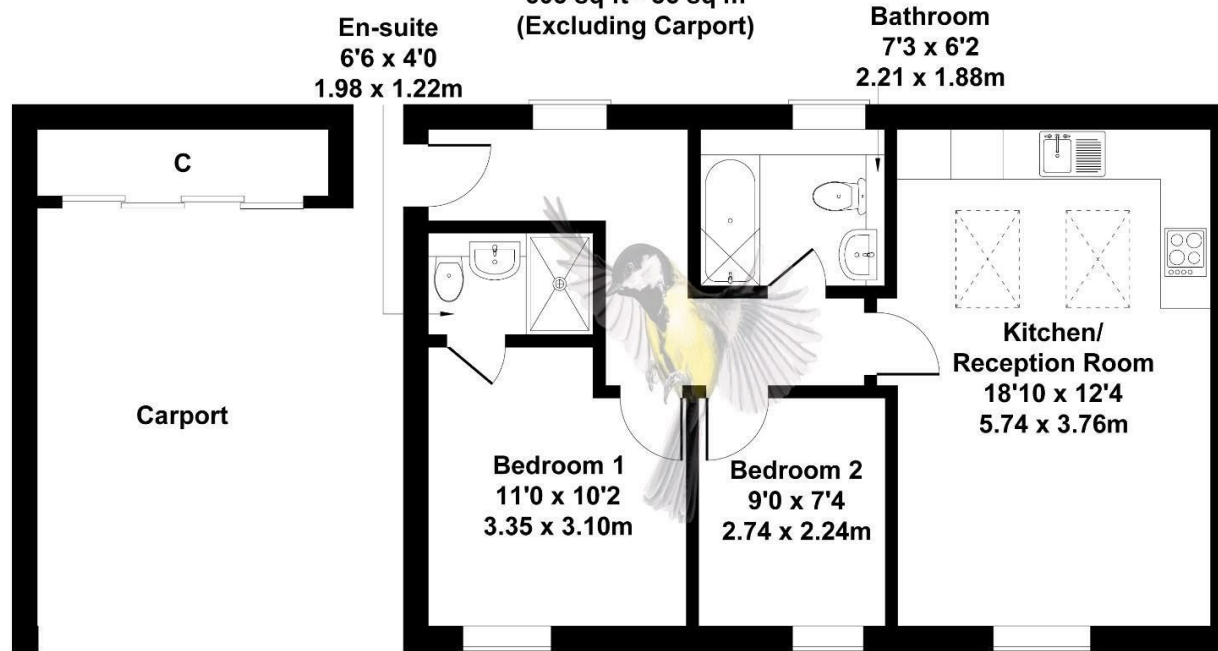
Old Town is the historic older part of Swindon which is popular for its eclectic mix of bars, shops and restaurants amongst the practical amenities that are always handy to have on the doorstep. In addition to this, there are many walks to be enjoyed around one of the selection of public gardens and 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

Old Brewery Lane Old Town, Swindon, Wiltshire, SN1 3FQ

Approximate Gross Internal Area
603 sq ft - 56 sq m
(Excluding Carport)

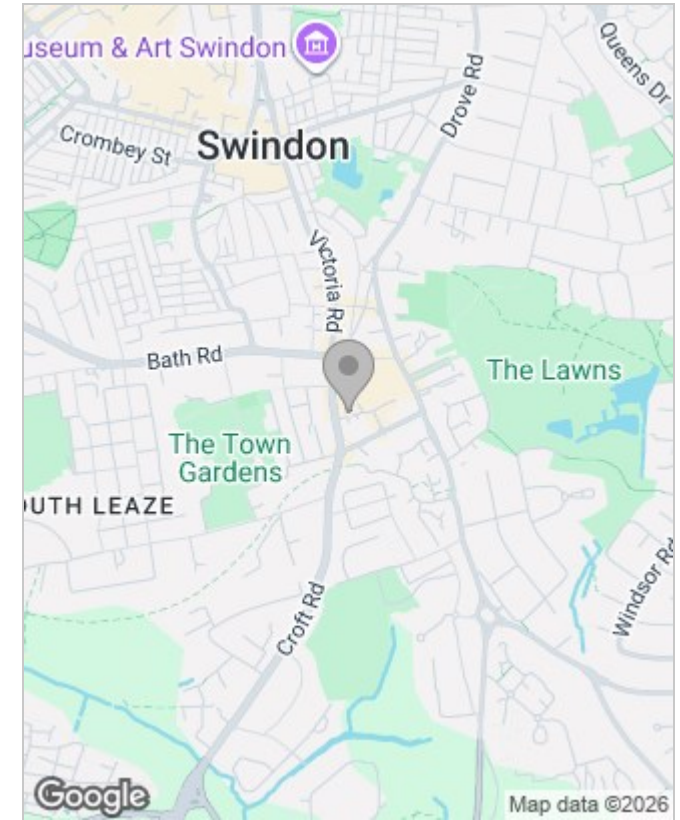


OUTBUILDING

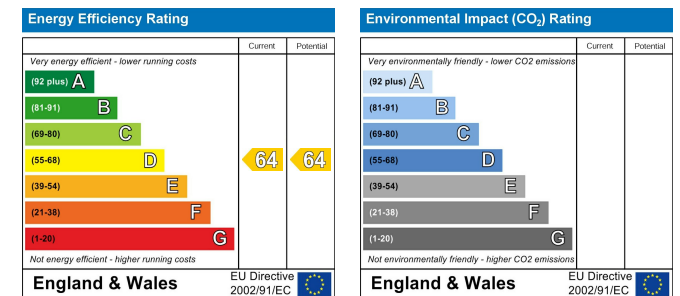
FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

Area Map



Energy Performance Graph



White Elm Newtown, Bishopstone, Swindon, Wiltshire, SN6 8QA

Tel: 01793 228 440 Email: info@grantfrasertc.co.uk