

for sale

offers in excess of **£120,000**



Avenel Court Thomas Street Swindon SN2 2AH

Situated on a **POPULAR RESIDENTIAL STREET** within the heart of Rodbourne, and **CONVENIENTLY LOCATED** within a **SHORT WALK** of the Outlet Village and Station is this **PURPOSE BUILT** one bedroom **FIRST FLOOR** apartment with an **ALLOCATED PARKING SPACE** plus **ADDITIONAL VISITOR PARKING**.

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Accommodation Details

Entrance Hall

Door to the front aspect. Door to the lounge. Storage cupboard. Airing cupboard. Intercom. Electric heater.

Lounge

12' 6" x 10' 2" (3.81m x 3.10m)

Double glazed window to the front aspect. Door to the kitchen. Television point. Telephone point. Electric heater.

Kitchen

12' 7" x 5' 10" (3.84m x 1.78m)

Double glazed window to the rear aspect. Fully fitted kitchen with a range of base and wall mounted units comprising of cupboards and drawers. Sink with drainer and mixer tap. Space and

plumbing for washing machine. Tiled splash back. Integrated fridge freezer, four ring electric hob and cooker hood.

Bedroom

16' 7" x 8' 7" Excluding Door (5.05m x 2.62m Excluding Door)

Double glazed window to the rear aspect. Built-in-wardrobe. Electric heater.

Bathroom

Three piece suite comprising of Low Level WC, wash hand basin and panelled bath with mixer tap. Tiled splash back. Extractor fan.

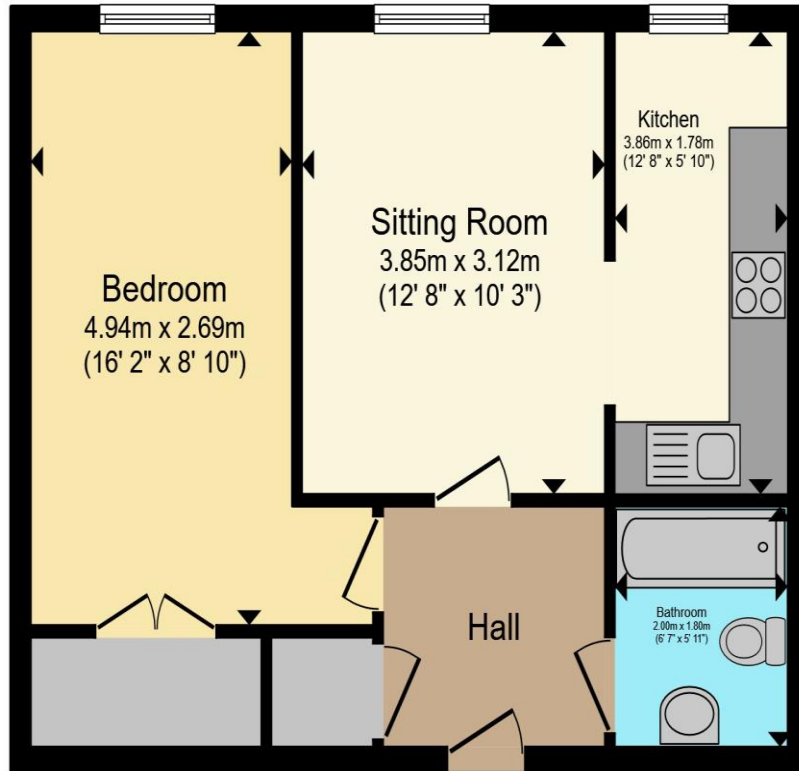
External Features

Parking

There is allocated parking with the property







Total floor area 46.4 m² (499 sq.ft.) approx

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.propertybox.io



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: SDN314455 - 0003

Tenure:Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1200.00

Ground Rent: 500.00

view this property online connells.co.uk/Property/SDN314455

This is a Leasehold property with details as follows; Term of Lease 125 years from 31 Oct 2009. 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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