



62 Truscott Avenue, Swindon, SN25 2PQ

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PROPERTY SALES & LETTINGS



- Top Floor Apartment
- Occupying Its Own Floor
- En-Suite Shower Room
- Welcoming Entrance Hallway
- Allocated Parking To The Rear

- Beautifully Presented Throughout
- Two Double Bedrooms
- Open Plan Kitchen/Diner/Living Room
- Secure Communal Front Entrance To Building
- No Onward Chain

# Flat 3, Trio House, 62 Truscott Avenue Swindon, SN25 2PQ

**£160,000**

A beautifully presented two bedroom top floor apartment, ideally situated close to a wide range of local amenities and excellent transport links whilst also offering easy access to the A419 and other major routes. Forming part of an exclusive block of just three apartments, with the property occupying the entire top floor, this stylish home would make an ideal first time purchase, investment opportunity or downsize alike. Furthermore, the property is currently tenanted, making it an attractive ready-made investment opportunity for any prospective landlord.

The accommodation briefly comprises a welcoming entrance hallway with useful storage, two generous double bedrooms with the principal bedroom benefiting from an en-suite shower room whilst bedroom two also enjoys a built-in storage cupboard. In addition, there is a modern family

bathroom fitted with an additional shower.

A particular feature of the property is the impressive open plan lounge/diner and kitchen creating a bright and sociable living space. The contemporary kitchen is finished in a modern grey colour scheme and comes equipped with an integrated cooker along with a fridge freezer and washing machine. French doors from the lounge open onto a Juliet style balcony allowing plenty of natural light to flood the room.

Further benefits include a secure communal entrance, private allocated parking to the rear, gas central heating and double glazing throughout. Overall, this is a superb opportunity to acquire a well maintained and spacious apartment suited equally to owner occupiers and investors alike.



## Viewings

By appointment through Alan Hawkins Property Sales. Tel: 01793 840 222

## Council Tax: Swindon Borough Council

Tax Band C For year 2026/27 = £2105.75  
For information on tax banding and rates, please call Swindon Borough Council

## Tenure

Leasehold

## Management Fee

Leasehold. c89 Years remaining (as of 2026)  
Ground Rent & Service Charge Combined. - TBC  
Gas - Mains  
Electric - Mains  
Water - Mains  
Drainage - Mains  
Internet - Up to 76\* Mbps available download speed



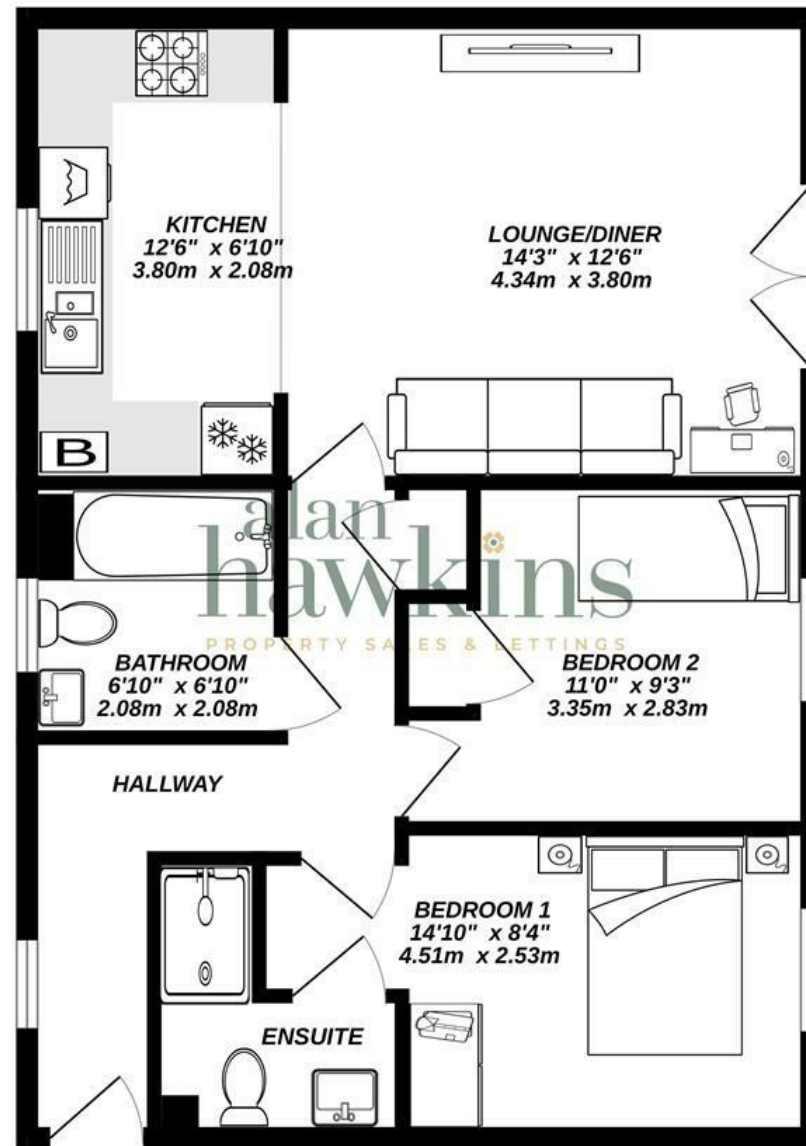




### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**SECOND FLOOR**  
629 sq.ft. (58.4 sq.m.) approx.



TOTAL FLOOR AREA : 629 sq.ft. (58.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Alan Hawkins

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