

Flat 4, 1 Ginner Road, Swindon, SN3 1FF

40% Shared ownership £64,000 Leasehold





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\*\*\*No Onward Chain/40% Shared Ownership\*\*\* ONE BEDROOM, FIRST FLOOR APARTMENT AVAILABLE IN THE MODERN MARLBOROUGH PARK DEVELOPMENT. THIS CONTEMPORARY APARTMENT PROVIDES A SPACIOUS OPEN PLAN STYLE OF LIVING, WITH FLOOR TO CEILING WINDOWS IN ALL PRINCIPAL ROOMS AND A JULIET BALCONY TO THE MAIN RECEPTION ROOM CREATING A LIGHT AND AIRY FEELING. THE KITCHEN INCLUDES A FOUR BURNER GAS HOB AND ELECTRIC OVEN, INTEGRAL FRIDGE-FREEZER, SPACE FOR A WASHING MACHINE AND A GENEROUS RANGE OF UNITS. THE BEDROOM INCLUDES INTEGRATED STORAGE AND THERE IS ALSO A USEFUL STORAGE CUPBOARD IN THE HALLWAY. THE ACCOMMODATION IS COMPLETED BY A THREE PIECE BATHROOM SUITE WITH ATTRACTIVE TILING TO MAIN AREAS. EXTERNALLY THE PROPERTY HAS ALLOCATED PARKING AND ACCESS TO A SECURE BIKE STORE.

OPTION TO PURCHASE 100% SHARE

Monthly Rent: £284.62  
Service Charge: £1555 (Approx PA)  
Lease term: 117 Years Remaining

## Situation

Marlborough Park is a modern residential development, well situated with easy reach to Swindon Old Town providing a fantastic range of shops, restaurants and bars along with other amenities. The development allows easy access to the A419, A420 and Junctions 15 and 16 of the M4. Swindon Railway Station is just over 2 miles away providing access to London Paddington is just 55 minutes.

- NO ONWARD CHAIN
- OPEN PLAN STYLE
- JULIET BALCONY
- FIRST FLOOR
- ONE BEDROOM
- THREE PIECE BATHROOM
- FLOOR TO CEILING WINDOWS
- GAS CENTRAL HEATING
- ALLOCATED PARKING AND BIKE STORE
- EPC RATING: B

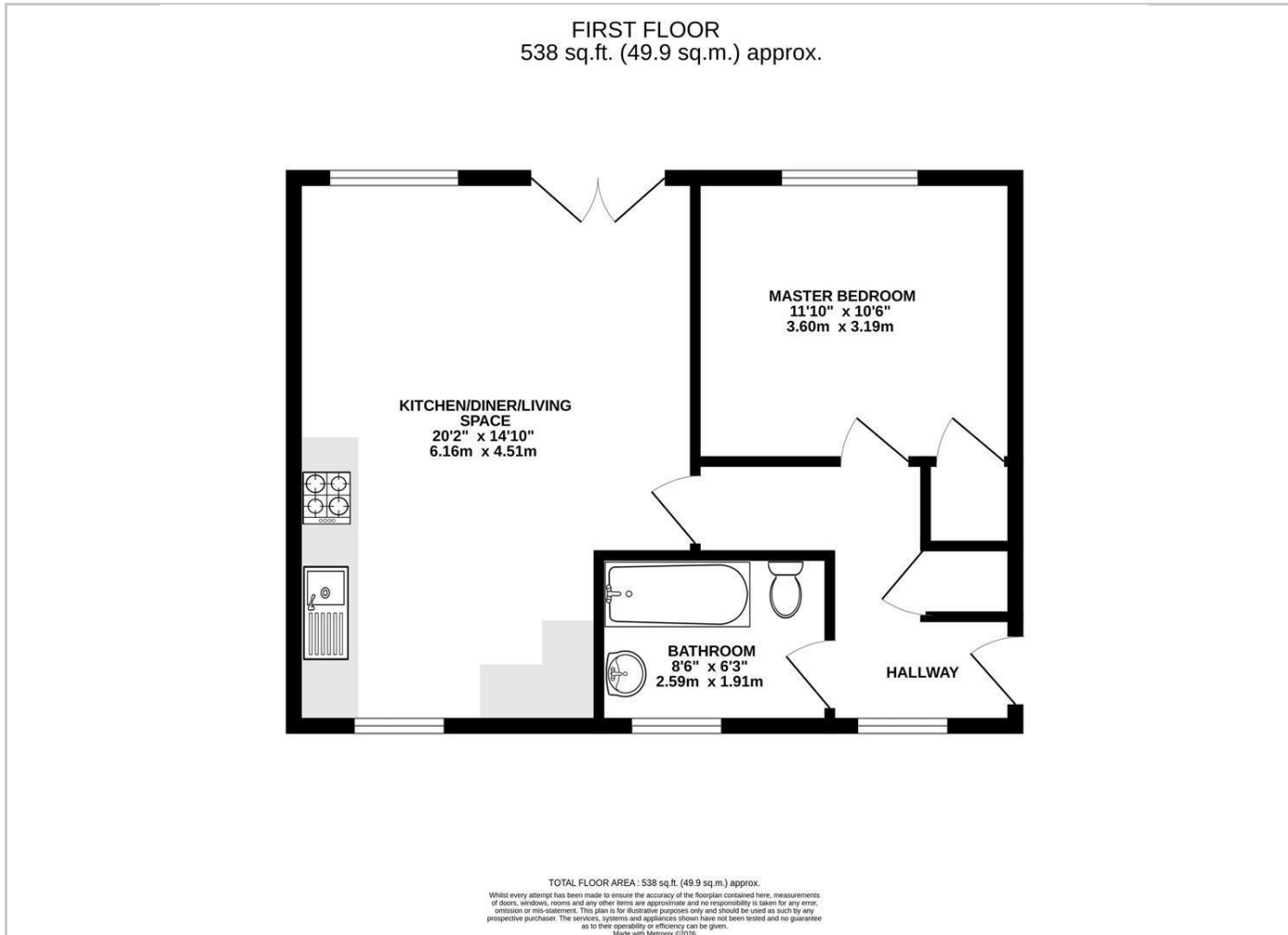
Council Tax Band: B

## Viewing Arrangements

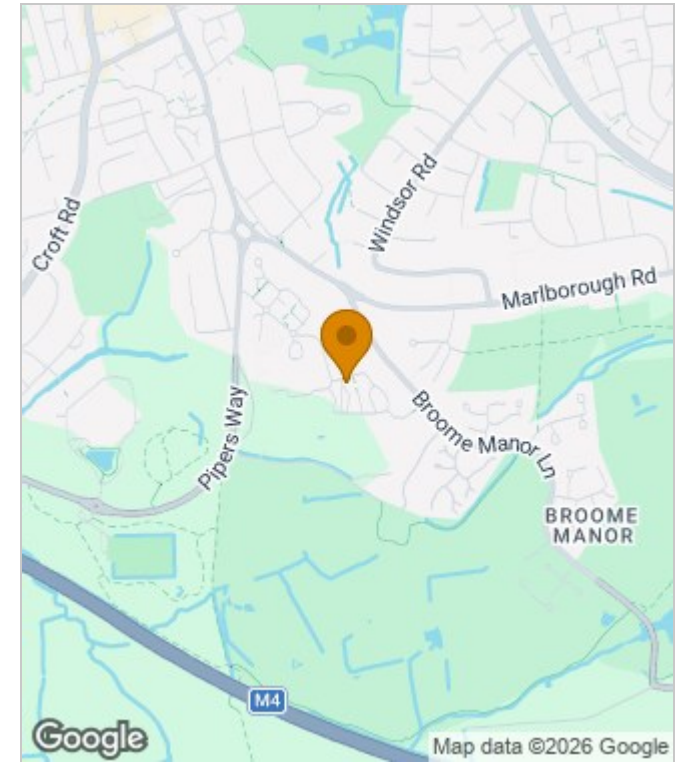
For an appointment to view please call Chappells on 01793 618080 or email: [sales@chappells.uk.com](mailto:sales@chappells.uk.com).



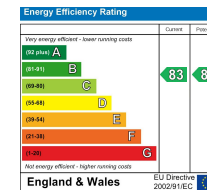
## Floor Plans





## Area Map



## Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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