

for sale

guide price **£120,000**



Orchid Court Guernsey Lane Swindon SN25 1XX

NO ONWARD CHAIN! A well-presented **RETIREMENT APARTMENT** exclusive for residents Over 55's, situated within the popular Orchid Court development in **HAYDON END NORTH SWINDON**. Residential parking and visitors parking. **WET ROOM**



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Agent Note

Please note that an AML fee is chargeable to the buyer once an offer has been accepted to cover the cost of required identity checks and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Accommodation Details

Entrance Hall

Door to the communal entrance. Door to the lounge, bedroom and wetroom. Storage cupboard. Radiator.

Lounge

16' 7" x 13' 2" (5.05m x 4.01m)

Double glazed window to the rear aspect. Television point. Telephone point. Intercom. Radiator.

Kitchen

8' 8" x 7' 4" (2.64m x 2.24m)

Fully fitted kitchen with a range of base and wall mounted units comprising of cupboards and drawers. Sink with drainer and mixer tap. Boiler. Integrated oven, four ring electric hob, cooker hood, fridge freezer and washing machine. Tiled splash back to water sensitive areas.

Bedroom

12' 10" x 10' 1" (3.91m x 3.07m)

Double glazed window to the rear aspect. Radiator.



Wet Room

Shower, wash hand basin and WC. Electric heater. Extractor fan.

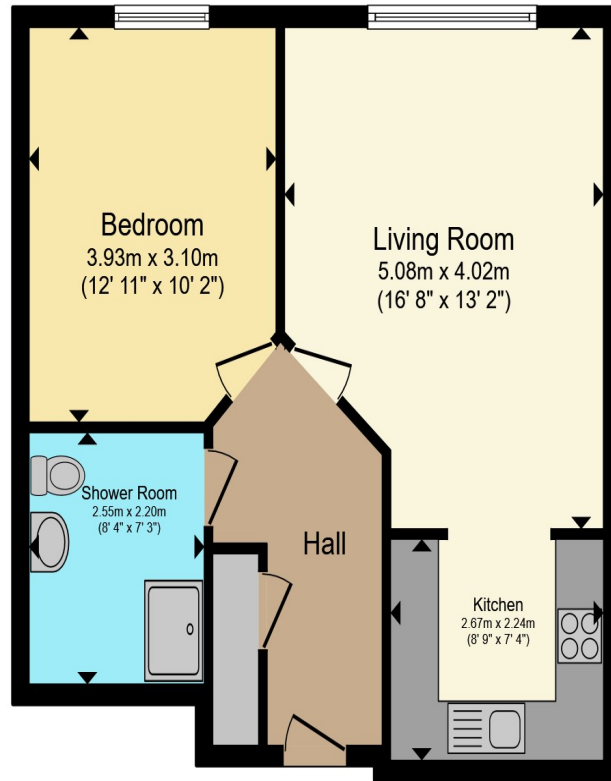
External Features

Parking

There is communal parking on site.

Accommodation Details





Total floor area 51.3 m² (552 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

Connells

To view this property please contact Connells on

T 01793 708050
E swindonnorth@connells.co.uk

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

Property Ref: SDN313149 - 0003

Tenure:Leasehold EPC Rating: B

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

view this property online
connells.co.uk/Property/SDN313149

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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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