

for sale

£75,000 Leasehold



## Yersin Court Swindon SN1 4GY

Shared Ownership Opportunity to acquire an upper floor, 2 bedroom apartment in a fantastic location within Swindon's Old Town - in close proximity to the shops, bars and restaurants of both Old Town and the Town Centre. Viewing Highly Recommended!

- Energy Rating: C
- 50% Shared Ownership
- Under Floor Heating
- Two Double Bedrooms
- Allocated Car Parking Space

# Property Details

## Internal Features

### Entrance Hall

Telephone Entry System, Access to Living / Dining Room through to Kitchen, Both Bedrooms and Bathroom

### Living / Dining Room

Double Glazed Window to Front, Under Floor Heating, Radiator, Opening to Kitchen

### Kitchen

Double Glazed Window to Front, Range of Wall and Base Units with Work Surface Over and Matching Up Stands, Inset Stainless Steel Sink with Mixer Taps, Stainless Steel Splash Back, Built In Oven with Electric Hob and Extractor Hood Over, Space and Plumbing for Washing Machine, Space for Fridge/ Freezer

### Bedroom 1

Double Glazed Window to Rear

### Bedroom 2

2 x Double Glazed Window to Rear

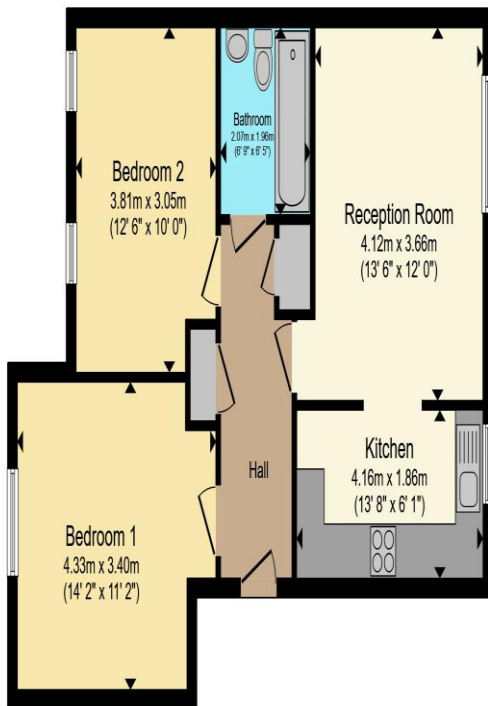
### Bathroom

Three Piece White Suite Comprising of WC, Pedestal Sink and Panel Bath, Tiled to Water Sensitive Areas

## External Features

### Parking

Allocated Parking Space



Total floor area 61.2 m<sup>2</sup> (659 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](http://www.propertybox.io)



To view this property please contact Connells on

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3-5 Victoria House, Albert St  
SWINDON SN1 3BG

Property Ref: SND103279 - 0003

Tenure:Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1179.68

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jul 2007. 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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