

for sale

offers over **£130,000**



## Vistula Crescent Swindon SN25 1QG

**NO ONWARD CHAIN!** A beautifully presented **TWO BEDROOM APARTMENT**, ideally situated in the highly sought-after area of **HAYDON END NORTH SWINDON**. Open plan living accommodation with **JULIETTE-BALCONY**. Externally the property has **ALLOCATED PARKING**



# Vistula Crescent Swindon SN25 1QG

## Accommodation Entrance Hall

Door to communal area. Security Intercom. Two storage cupboard. Airing cupboard.

## Living Area

14' 6" x 10' 7" ( 4.42m x 3.23m )

Double glazed window to the rear aspect. Double glazed door to the rear aspect with Juliette Balcony. Telephone point. Television point. Electric heater.

## Kitchen

10' 6" x 6' 2" ( 3.20m x 1.88m )

Fully fitted kitchen with wall and base units comprising of cupboards and drawers. One and a half sink with drainer and mixer taps. Tiled splash back to water sensitive areas. Open plan with sitting room. Integrated oven with four ring electric hob with cooker hood. Fridge Freezer

## Bedroom One

14' 6" x 9' ( 4.42m x 2.74m )

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

## Bedroom Two

10' 8" x 7' ( 3.25m x 2.13m )

Double glazed window to the rear aspect. Electric heater.



## Bathroom

Obscure double glazed window to the front aspect. Three piece suit comprising of Paneled bath with shower over, Pedestal wash hand basin and Low Level W/C. Heated towel rail. Partially tiled to water sensitive areas. Shave point.

## External Features

### Parking

Allocated parking and parking spaces for visitors.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01793 708050**  
**E [swindonnorth@connells.co.uk](mailto:swindonnorth@connells.co.uk)**

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

Property Ref: SDN314261 - 0004

Tenure:Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2572.00

Ground Rent: 150.00

**view this property online [connells.co.uk/Property/SDN314261](http://connells.co.uk/Property/SDN314261)**

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2006. 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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