



Flat 5, Cambria House The Moorings, Swindon, Wiltshire, SN1 5AB
£950 Per Month

SWINDON
HOMES 
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Welcome to this well-presented one-bedroom flat located in The Moorings, Swindon.

Upon entering, you will find a well-proportioned reception room with an open archway to the kitchen and a balcony overlooking the canal walk. A double bedroom and modern bathroom complete the accommodation

Additionally, the flat comes with allocated parking for one vehicle.

PLEASE NOTE: Due to the headlease this property cannot accommodate pets

To pass referencing the household income has to be over approx. £28,500 P.A.

Communal Entrance Hall

Electronic entry system, stairs to first floor

Entrance Hall

9'3" x 5'4" into 7'6" (2.84 x 1.63 into 2.31)

Electric heater, cupboard with washing machine, airing cupboard, doors to bedroom, living room and bathroom

Living Room

12'7" x 12'4" (3.84 x 3.78)

Double doors to rear balcony, electric heater

Kitchen

10'9" x 5'8" (3.28 x 1.73)

Window to rear aspect, warm air heating vent, integrated fridge with freezer compartment, electric oven and hob with extractor, stainless steel sink

Bedroom

11'1" x 9'1" (3.40 x 2.79)

Window to front aspect, electric heater





Bathroom

6'3" x 5'8" into 3'6" (1.93 x 1.73 into 1.07)

Low-level WC, bath with electric shower over and shower screen, heated towel rail

Parking

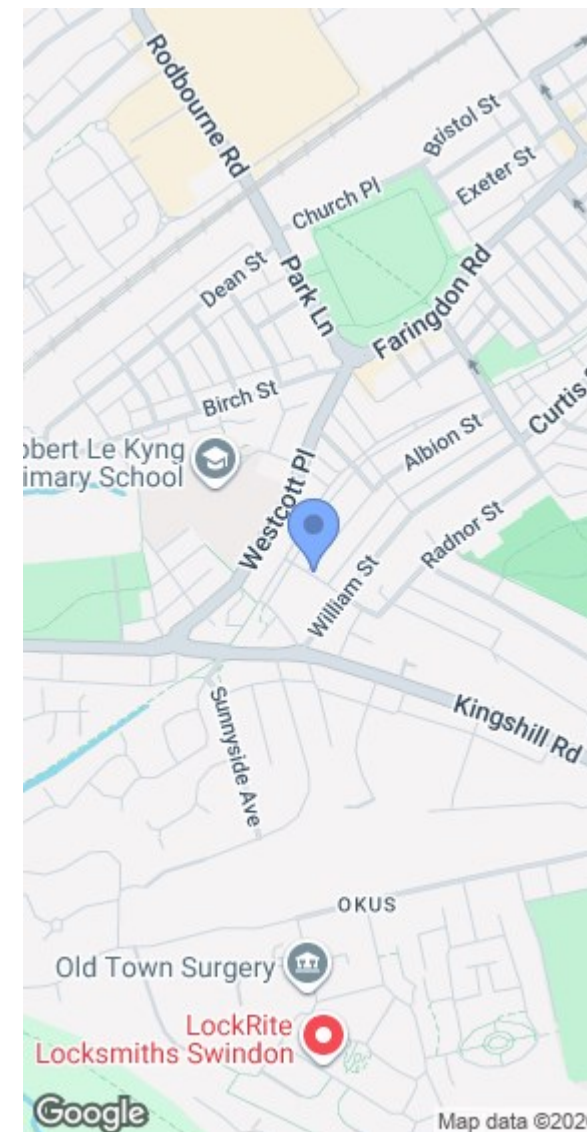
Off road parking for 1 car



GROUND FLOOR



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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC