

for sale

**£190,000 Leasehold**



## Monument House Chaddington Strand SWINDON SN1 7DR

Introducing this lovely two bedroom ground floor apartment. Located in the popular and new Wichelstow development of Swindon which has an excellent primary school, new secondary school, two public houses/restaurants and is an ideal location for access to Old Town.

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# Property Details

## Internal Features

### Entrance Hall

Access to Both Bedrooms, Kitchen / Living Room and Bathroom. Utility Cupboard with Space and Plumbing for Washing Machine.

### Kitchen/ Living Room 19' 4" x 11' 7" ( 5.89m x 3.53m )

Double Glazed Dual Aspect Windows to Rear and Bay Window to Side. Kitchen Area Comprises of Modern White Wall and Base Units with Work Surface Over, Inset Sink with Mixer Taps, Built in Oven with Gas Hob and Extractor Hood Over, Space for Fridge / Freezer, Radiator.

### Bedroom 1 13' 1" x 9' 8" ( 3.99m x 2.95m )

Double Glazed Window to Front, Built in Wardrobe, Door to En-Suite, Radiator.

### En-Suite

Double Glazed Window to Rear, Three Piece Suite Comprising of WC, Wash Hand Basin and Shower Cubicle, Tiled to Water Sensitive Areas, Heated Towel Rail.

### Bedroom 2 8' 9" x 11' 7" ( 2.67m x 3.53m )

Double Glazed Window to Front, Radiator

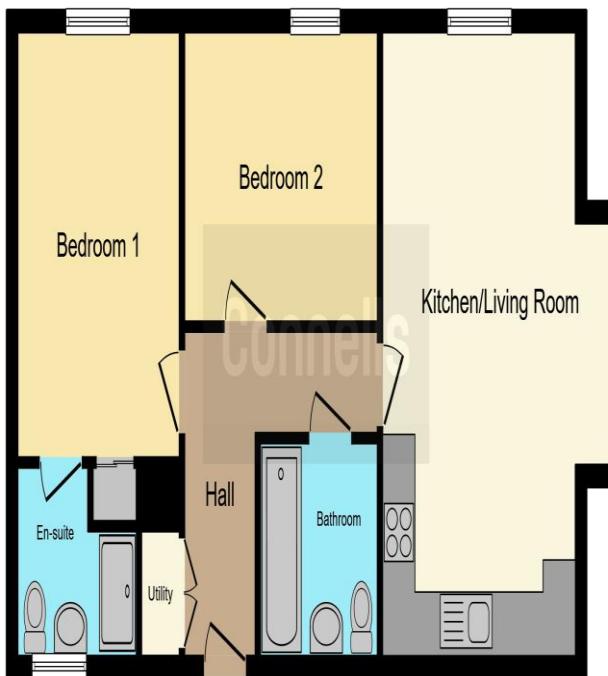
### Bathroom

Three Piece Suite Comprising of WC, Wash Hand Basin and Panel Bath with Shower and Screen Over, Tiled to Water Sensitive Areas, Heated Towel Rail.

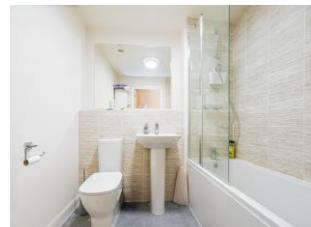
## Outside Features

### Parking

Allocated Parking



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.focalagent.com](http://www.focalagent.com)



To view this property please contact Connells on

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

Property Ref: SND102854 - 0008

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 1200.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2020. 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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