



26 Ridge Green, Shaw, Swindon, Wiltshire, SN5 5PU
£180,000

SWINDON
HOMES 
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Nestled in the desirable Ridge Green area of Shaw, Swindon, this splendid penthouse apartment offers a unique blend of comfort and exclusivity. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The flat features a spacious reception room, ideal for entertaining guests or enjoying quiet evenings at home.

Constructed in the 1980s, this penthouse has been well maintained, ensuring a welcoming atmosphere for its future occupants. The well-kept grounds surrounding the property enhance its appeal, providing a serene environment to relax and unwind.

One of the standout features of this residence is the generous parking provision, accommodating plenty of vehicles, which is a rare find in such a sought-after location. Additionally, the property is part of the exclusive Shaw Ridge development, granting residents access to the Brampton Club, a perfect venue for leisure and social activities.

With no onward chain, this penthouse apartment presents an excellent opportunity for prospective buyers looking to move in without delay. Whether you are a first-time buyer or seeking a new home, this property is sure to impress with its combination of space, location, and amenities. Do not miss the chance to make this delightful penthouse your new home.

Communal Entrance

Secure phone entry system, stairs to all floors

Apartment Entrance and Hallway

Storage cupboard outside the apartment, front door into apartment with metre cupboard, WC





Lounge / Diner

18'1" x 10'2" (5.53 x 3.12)

Large open plan lounge with window to side aspect, electric heater

Fitted Kitchen

10'11" x 8'0" (3.33 x 2.44)

Electric oven and hob, extractor fan, plumbing for washing machine, plumbing for dishwasher, island with breakfast bar, vented heating system, window to side

Bedroom One

10'2" x 11'5" (3.1 x 3.5)

Built in double wardrobe, window to side aspect, electric heater

Bedroom Two

9'2" x 8'8" (2.8 x 2.66)

Built in wardrobe, electric heater, window to side

Bedroom Three

10'2" x 6'9" (3.1 x 2.06)

Electric heater, window to side

W.C.

W.c., wash basin

Bathroom

7'6" x 8'6" (2.3 x 2.6)

Panelled bath, walk-in shower, WC, extractor fan, heater, pedestal wash basin

Gardens and Parking

The flat comes with use of a private car park for Ridge Green residents only with ample space.

The building sits on well-maintained grounds and gardens with lovely walks nearby reach from town centre to lydiard park.

Ground rent and lease

Service charge: £1812.76 P.A.

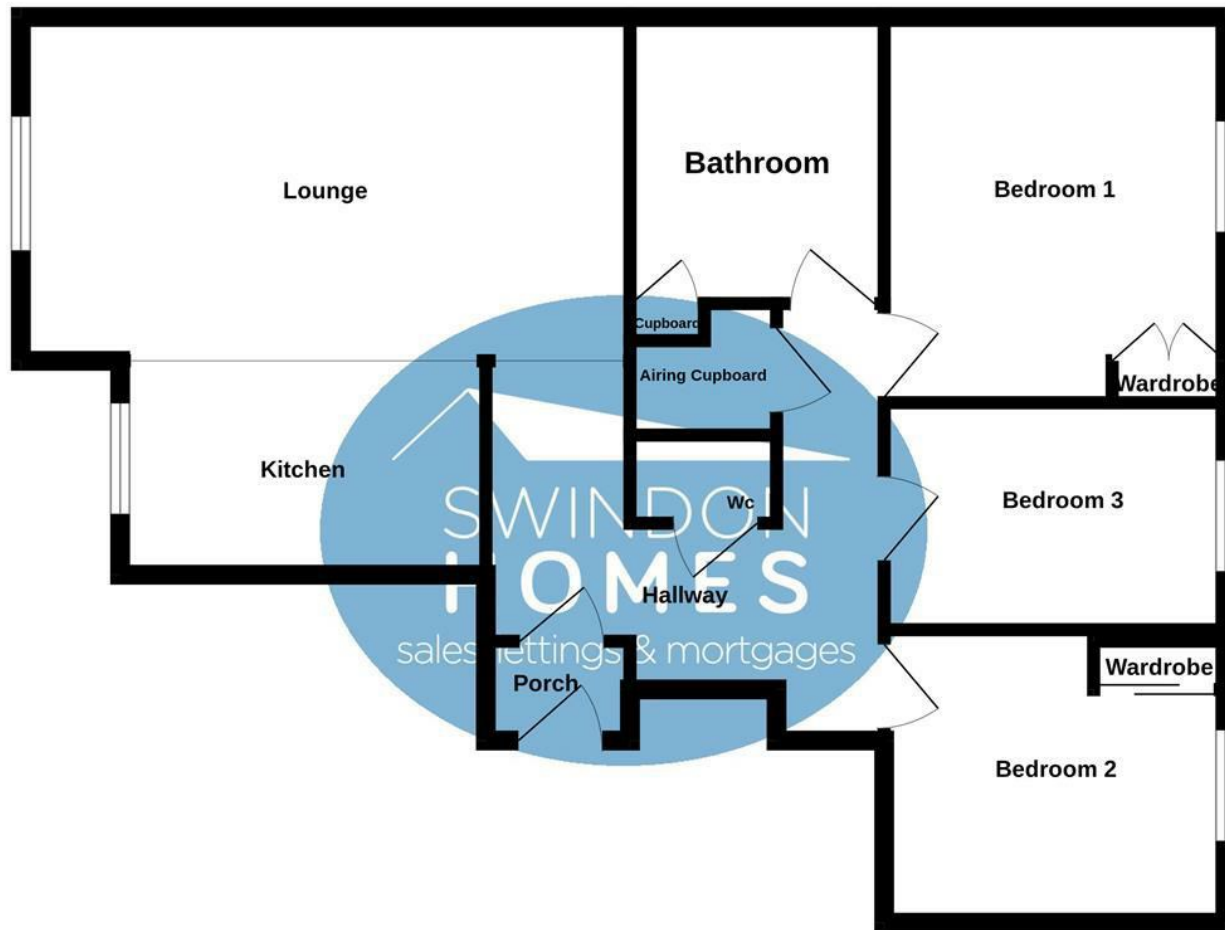
Ground rent: £40 P.a.

Lease: 999 years from 1984

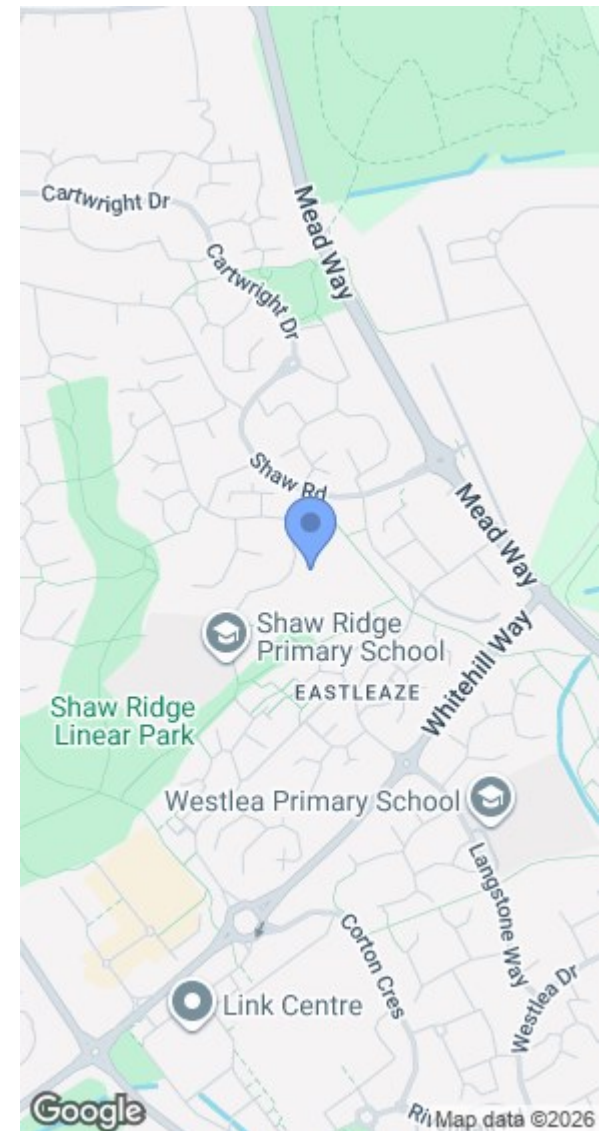




GROUND FLOOR



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

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