

for sale

offers in excess of **£170,000**



## Rigel Close Swindon

**NO ONWARD CHAIN!** Located in Oakhurst North Swindon. This wonderful apartment has a fitted kitchen with **INTEGRAL APPLIANCES**. Bedroom one with **ENSUITE** shower room. **GARAGE AND DRIVEWAY PARKING**. Viewing Highly Recommended!

# Rigel Close Swindon SN25 2LH

## Accommodation Details

### Entrance Hall

Door to the communal area. Intercom. Access to all accommodation rooms. Storage cupboard.

### Lounge/Diner

Double glazed window to the side aspect. Double glazed door to the front aspect with Juliette balcony. Radiator.

### Kitchen

Double glazed window to the rear aspect. Fully fitted kitchen with a range of base and wall mounted units comprising of cupboard and drawers. Sink with drainer and mixer tap. Integrated fridge freezer, cooker hood, gas hob, oven, fridge freeze and dishwasher.

### Bedroom One

Double glazed window to the front aspect. Access to the ensuite. Built-in-wardrobes. Radiator.

### Ensuite

Three piece suite comprising of Low Level WC, wash hand basin and shower. Extractor fan. Heated towel rail. Partially tiled to water sensitive areas.

### Bedroom Two

Double glazed window to the front aspect. Radiator.

### Bathroom

Three piece suite comprising of Low Level WC, pedestal wash hand basin and Low Level WC. Partially tiled to water sensitive areas. Heated towel rail.

### External Features

### Parking

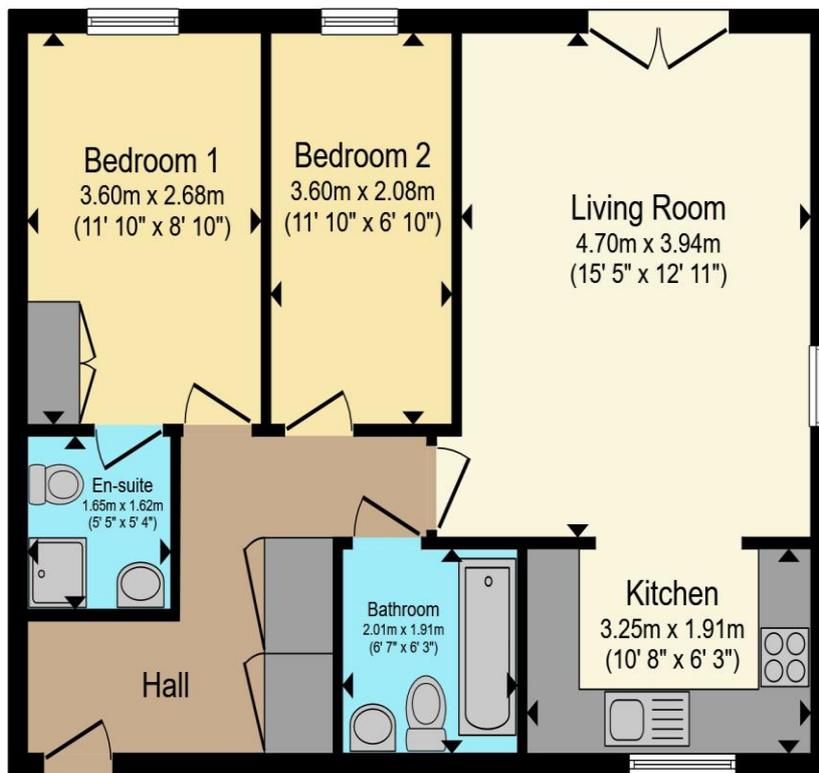
Allocated parking with the property

### Garage

Up and over door.







Total floor area 60.1 m<sup>2</sup> (647 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



To view this property please contact Connells on

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

Property Ref: SDN312638 - 0004

Tenure:Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2500.00

Ground Rent: 250.00

**view this property online [connells.co.uk/Property/SDN312638](https://www.connells.co.uk/Property/SDN312638)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold backs.

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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