



Bainton House, 2 Millgrove Street, Swindon, SN25 2LR

£160,000
(Leasehold)

Hanley's

Bainton House 2 Millgrove Street Swindon SN25 2LR

A well presented two bedroom first floor apartment set in a popular residential area close to local amenities and schools. Updated by the current owner, the accommodation comprises: Entrance hall with storage cupboard, living/dining room which is open to the modern re-fitted kitchen with integrated dishwasher, induction hob and extractor fan, bathroom with bath and shower over, two generous bedrooms, both with fitted wardrobes and main bedroom with en-suite shower room. The property further benefits from electric heating which was replaced in 2024 and double glazing. An allocated parking space is located in the rear courtyard.

Leasehold property with 125 year lease from 1st June 2006. Management fee of £1695.46 and ground rent of £326 per year (payable by two instalments every six months).



2 Bathrooms



2 Bedrooms



1 Reception

EPC: B 86

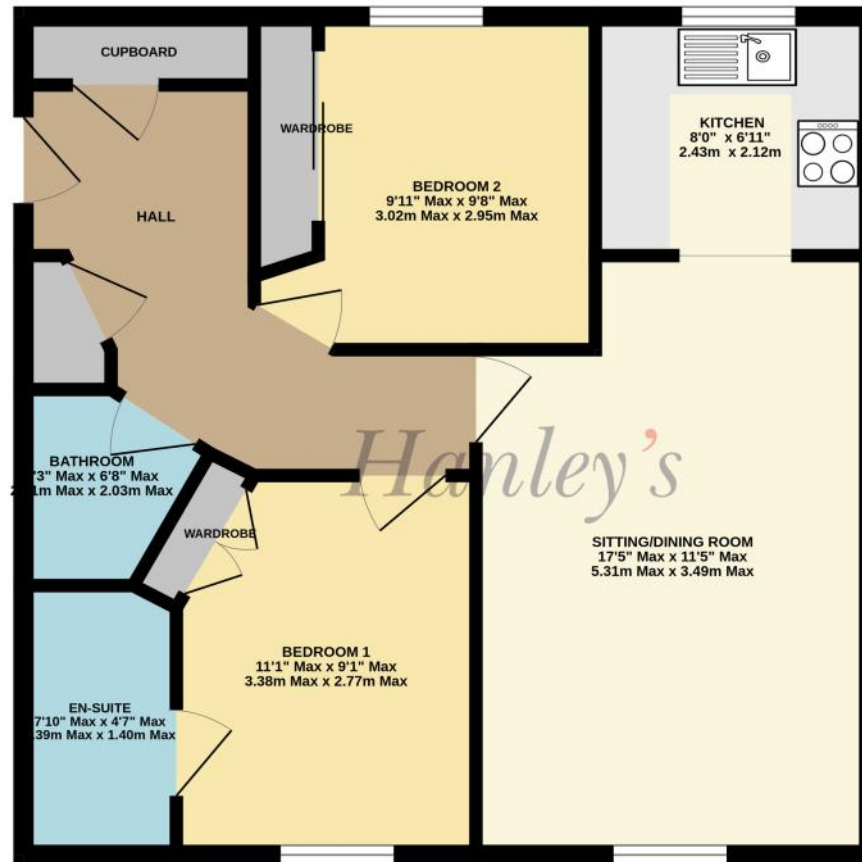
Council Tax Band: C

Tenure: Leasehold



DISCLAIMER. These particulars, whilst believed to be accurate are set out as a general outline for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Floor plan measurements and distances are approximate only. We have not carried out a detailed survey nor tested the services, appliances or specific fittings. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

FIRST FLOOR
599 sq.ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA : 599 sq.ft. (55.7 sq.m.) approx.

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.
Made with Metropix 62026

Hanley's Estate Agents
25 High Street, Highworth, SN6 7AG
Tel: 01793 762005 mail@hanleys.co.uk

