

for sale

offers over

£140,000



**Mazurek Way Swindon SN25 1AR**

**NO ONWARD CHAIN!** Located in the desirable area of HAYDON END NORTH SWINDON. This well-presented TWO BEDROOM SECOND FLOOR APARTMENT. Externally the property has ALLOCATED PARKING



# Mazurek Way Swindon SN25 1AR

## Accommodation Details

### Entrance Hall

Access to open plan lounge/kitchen/diner and access to both bedroom and bathroom. Two large storage cupboards.

### Open Plan Lounge/Kitchen/Diner

18' 3" x 14' 10" ( 5.56m x 4.52m )

#### Kitchen Area

Double glazed window to rear aspect. Fitted kitchen comprising wall and base units, work surfaces and stainless steel sink/drainer. Electric oven and gas hob. Space and plumbing for washing machine. Space for fridge/freezer.

### Bedroom One

12' 9" x 9' 10" ( 3.89m x 3.00m )

Double glazed window to rear aspect. Radiator. Television point.

### Bedroom Two

9' 1" x 8' 2" ( 2.77m x 2.49m )

Double glazed window to front aspect. Radiator.

### Bathroom

Three piece suite comprising of panelled bath, wash hand basin and Low Level WC. Partially tiled to water sensitive areas. Extractor fan.

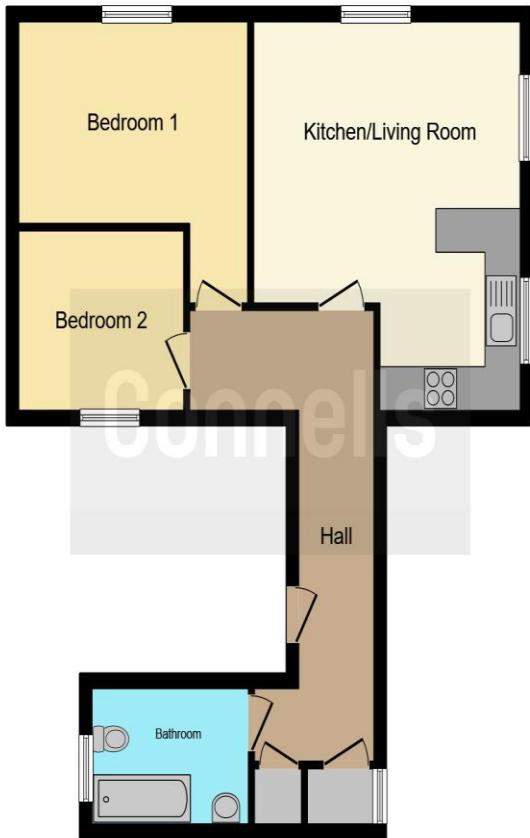
## External Features

### Parking

There is a large allocated parking area for one vehicle.







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

**T 01793 708050**  
**E [swindonnorth@connells.co.uk](mailto:swindonnorth@connells.co.uk)**

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

Property Ref: SDN314205 - 0003

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2016.00

Ground Rent: 239.98

**[view this property online connells.co.uk/Property/SDN314205](http://www.connells.co.uk/Property/SDN314205)**

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jan 2007. 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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