

for sale

£125,000



Phoenix Gardens Swindon SN25 2LQ

NO ONWARD CHAIN! Located in the popular Oakhurst area of North Swindon, this **TWO BEDROOM GROUND FLOOR APARTMENT** offers well-proportioned and practical living accommodation throughout. **ALLOCATED PARKING**

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Accommodation Details

Entrance Hall

Door to the communal hallway. Intercom. Storage cupboard. Airing cupboard. Electric heater.

Lounge

17' 3" x 16' 11" (5.26m x 5.16m)

Double glazed window to the side and rear aspect. Archway to the kitchen. Television point. Telephone point. Two electric heaters.

Kitchen

9' 8" x 5' 3" (2.95m x 1.60m)

Fully fitted kitchen with a range of base and wall mounted units comprising of cupboards and drawers. Sink with drainer and mixer tap. Space and plumbing for washing machine. Integrated four ring electric hob, oven and cooker hood.

Bedroom One

10' 1" x 9' 11" (3.07m x 3.02m)

Double glazed window to the rear aspect. Television point. Electric heater.

Bedroom Two

8' 1" x 7' 2" (2.46m x 2.18m)

Double glazed window to the side aspect. Television point. Electric heater.

Bathroom

Three piece suite comprising of Low Level WC, Panelled bath with shower over and pedestal wash hand basin. Extractor fan. Heated towel rail. Tiling to water sensitive areas.

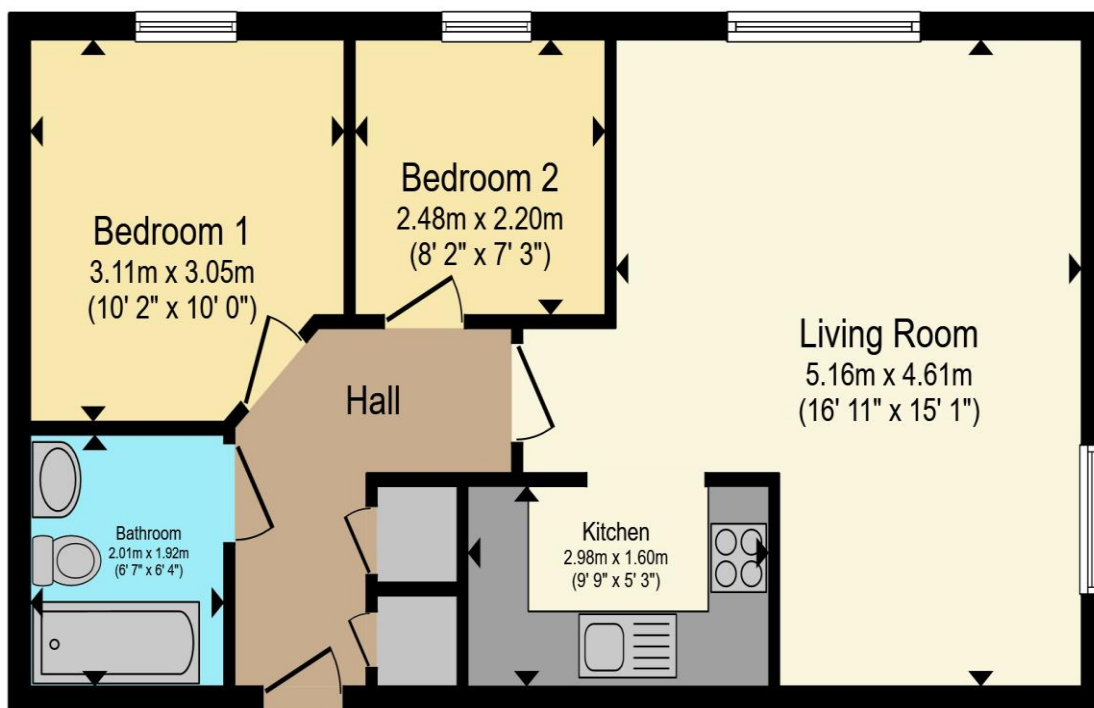
External Features

Parking

Allocated parking







Total floor area 53.7 m² (578 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: SDN315008 - 0002

Tenure:Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

view this property online

connells.co.uk/Property/SDN315008

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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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