

for sale

offers over **£152,000**



Brean Road Swindon SN25 2NL

NO ONWARD CHAIN! A spacious and TWO BEDROOM GROUND FLOOR APARTMENT, ideally positioned within the popular **REDHOUSE NORTH SWINDON**, offering modern living throughout and convenient access to local amenities. **ALLOCATED PARKING**



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Agent Note

Please note that an AML fee is chargeable to the buyer once an offer has been accepted to cover the cost of required identity checks and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Accommodation Details

Entrance Hall

Access to all rooms. Storage cupboard.

Open Plan Living Accommodation

21' 8" x 12' 4" (6.60m x 3.76m)

Kitchen Area

Fully fitted kitchen with a range of base and wall mounted units comprising of cupboard and drawers. One and a half sink with drainer and mixer tap. Integrated fridge freezer, four ring gas hob, oven and cooker hood. Space and plumbing for washing machine. Tiling to water sensitive areas.

Lounge Area

Double glazed window to the side aspect double glazed. Television point. Telephone. Radiator.

Bedroom One

11' 8" x 8' 8" (3.56m x 2.64m)

Double glazed window to the front aspect. Access to ensuite.



Storage cupboard. Radiator.

En-Suite

Three piece suite comprising of Low Level WC, Walk-in-shower and wash hand basin. Partially tiled to water sensitive areas.

Bedroom Two

11' 8" x 7' 4" (3.56m x 2.24m)

Double glazed window to the front aspect. Radiator.

Bathroom

Three piece suite comprising of Low Level WC, panelled bath with shower over and pedestal wash hand basin. Partially tiled to water sensitive areas. heated towel rail.

External Features

Parking

Allocated Parking for one vehicle.

Accommodation Details





Floor Plan

Total floor area 62.5 m² (673 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

Connells

To view this property please contact Connells on

T 01793 708050
E swindonnorth@connells.co.uk

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

Property Ref: SDN309599 - 0005

Tenure:Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 330.00

Ground Rent: 1440.00

view this property online
connells.co.uk/Property/SDN309599

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jul 2004. 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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