# The New Greyhound, Purton Swindon, SN5 4DA

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PROPERTY SALES & LETTINGS

- Two Bedroom Ground Floor Apartment
- Open Plan Living
- Modern Bathroom
- Gas Central Heating
- Basement (Trap Door Access)
- Well Equipped Kitchen
- Carport Parking + Additional Allocated Space
- No Onward Chain

# 2 The New Greyhound 70 Pavenhill Purton, Swindon, SN5 4DA

## £169,995

Description
Situated in a desirable village location and forming part of a thoughtfully converted former pub, this superbly presented two-bedroom ground floor apartment benefits from a basement room and carport parking.

PROPERTY
This beautifully maintained home is accessed via a communal entrance hall, leading into the lounge, which is positioned at the front of the property. The lounge features a trap door providing access to the basement room, offering excellent potential for conversion into an additional reception space or home office.

The kitchen is fitted with a range of cupboards and drawers, complemented by a practical breakfast bar, built-in oven, hob and extractor hood, space for a washing machine, tiled splashbacks, and wood-effect flooring.

A step leads up from the kitchen to an inner hallway, which provides access to both bedrooms.

The accommodation is completed by the family bathroom, fitted with a suite comprising a bath with shower over, WC, and wash hand basin.

OUTSIDE
To the rear of the property, there is allocated parking in addition to a carport space.

LOCATION
The property is located in the heart of the village, just moments from a range of local amenities including a doctor's surgery, primary and secondary schools, shops, and pubs. The village also offers convenient access to local road and rail networks, with the M4 and M5 both easily accessible.

Offered with no onward chain, please contact Alan Hawkins Property Sales for further information.

### Viewings

**By appointment through Alan Hawkins Property Sales. Tel: 01793 840 222**

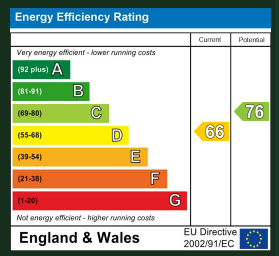
### Council Tax: Wiltshire Council

Tax Band B For year 2026/27 = £1,975.93
For information on tax banding and rates, please call Wiltshire Council, Monkton Park. Chippenham. Wiltshire. SN15 1ER. Tel: 0300 456 0109

### Management Fee

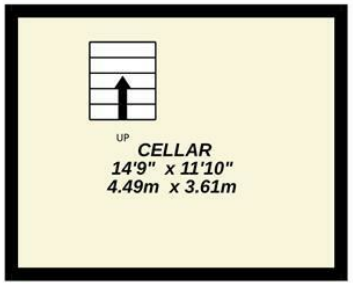
Tenure: Leasehold - 983 Years remaining of a 999 Lease dated 2010
Service Charge : £503.15 per annum (reviewed annually in December)
Ground Rent: N/A
Gas: Mains
Water + Waste: Mains

### Energy Efficiency Rating (England & Wales)



GROUND FLOOR
570 sq.ft. (52.9 sq.m.) approx.

BASEMENT
173 sq.ft. (16.1 sq.m.) approx.




TOTAL FLOOR AREA : 743 sq.ft. (69.0 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.
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