

for sale

offers over **£160,000**



## Piernik Close Swindon SN25 1AS

Situated in the highly desirable HAYDON END SWINDON, this well-presented GROUND FLOOR APARTMENT offers an excellent blend of comfort, convenience, and long-term value. ALLOCATED PARKING. 231 Years left of the lease! Viewing highly advised!

# Piernik Close Swindon SN25 1AS

## Communal Entrance

Telephone entry system. Stairs rising to further floors.

## Accommodation Details

### Entrance Hall

Accessed via communal landing. Double glazed window to rear aspect. Radiator. Storage cupboard. Access to boarded loft space providing storage. Doors to lounge, kitchen, bedrooms and bathroom.

### Lounge

13' 9" x 15' 9" MAX narrowing to 13' 3" ( 4.19m x 4.80m MAX narrowing to 4.04m )

Double glazed window to front aspect. Television point. Telephone point. Radiator. Overlooking greenery.

### Kitchen

9' 10" MAX x 8' ( 3.00m MAX x 2.44m )

Double glazed window to rear aspect. Fully fitted kitchen with a range of base and wall mounted units comprising cupboards and drawers. Work surfaces. One and a half bowl sink and drainer unit. Tiling to water sensitive areas. Integrated electric oven, four ring gas hob and cooker hood. Space and plumbing for washing machine. Space for free standing fridge/freezer. Radiator.

## Bedroom One

15' 11" MAX x 12' 5" MAX ( 4.85m MAX x 3.78m MAX )

Two double glazed windows to the front aspect. Built-in-storage cupboard. Radiator.

## Bedroom Two

12' 9" MAX x 8' 9" MAX ( 3.89m MAX x 2.67m MAX )

Double glazed windows to the front aspect

## Bathroom

Fitted with a white suite comprising panelled bath with shower over, wash hand basin and low level WC. Tiling to water sensitive areas. Extractor fan. Shaver point.

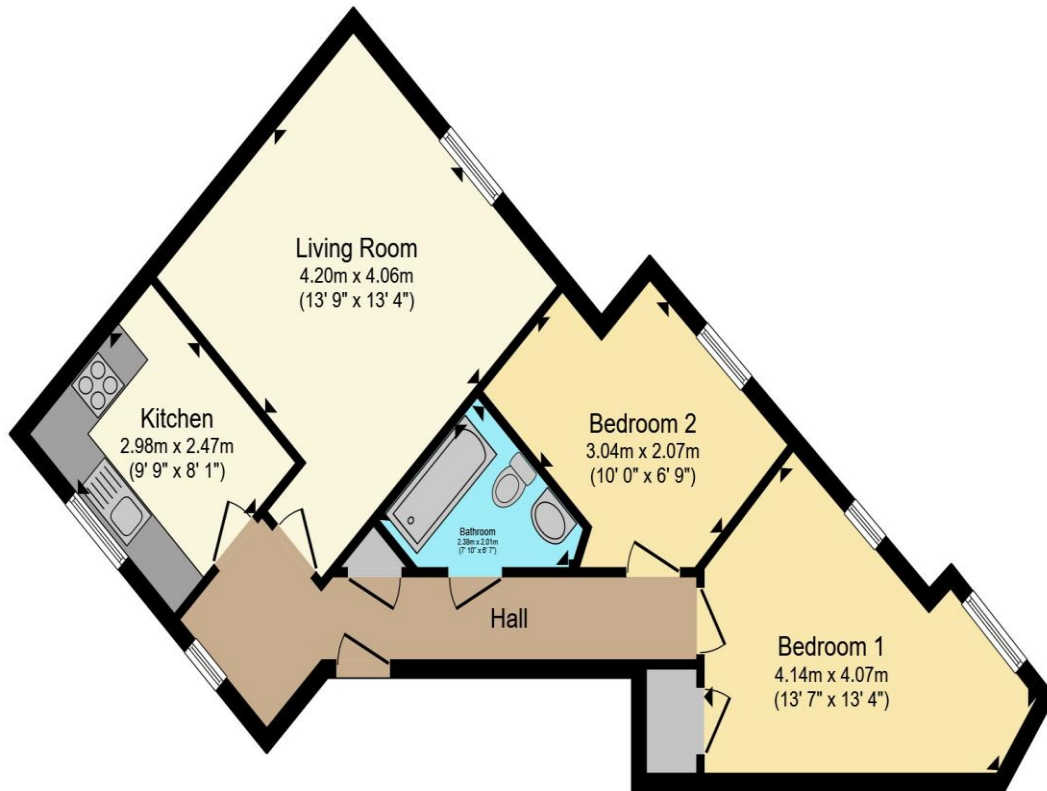
## External Features

## Parking

Allocated parking space for one vehicle. Further visitors parking available.







Total floor area 61.5 m<sup>2</sup> (662 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: SDN314764 - 0004

Tenure:Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1900.00

Ground Rent: 238.00

**view this property online**  
**[connells.co.uk/Property/SDN314764](http://connells.co.uk/Property/SDN314764)**

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 backs.

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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