

for sale

offers in excess of **£140,000**



Florey Court Swindon SN1 4GX

Offered with NO ONWARD CHAIN is this ground floor flat situated in the popular area of Swindon's Old Town. This property is centrally located between J15 & J16 of the M4 and has good travel links with bus routes to the town centre and the rest of Swindon. Viewing is highly recommended!



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Internal Features

Entrance Hall

Access to Living Room, through to Kitchen, Both Bedrooms and Bathroom, Storage Cupboard, Under Floor Heating

Living Room

2 x Large Double Glazed Window to Rear, Under Floor Heating, Door to Kitchen

Kitchen

Double Glazed Window to the Rear, Range of Wall and Base Units with Work Surface Over, Inset Sink with Mixer Taps, Tiled

Splash Back All Around, Built In Oven with Electric Hob and Extractor Hood Over with Integrated Dishwasher and Fridge / Freezer, Space and Plumbing for Washing Machine

Bedroom 1

Double Glazed Window to Front, Built In Wardrobe, Door to En-Suite, Under Floor Heating

En-Suite

Three Piece Suite Comprising of WC, Pedestal Sink and Shower Enclosure, Extractor Fan, Tiled to Water Sensitive Areas

Bedroom 2



Double Glazed Window to Rear, Under Floor Heating

Bathroom

Three Piece Suite Comprising of WC, Pedestal Sink and Panel Bath with Shower Over, Tiled to Water Sensitive Areas

External Features

Parking

Allocated Parking Space





Total floor area 64.6 m² (696 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

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To view this property please contact Connells on

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3-5 Victoria House, Albert St
 SWINDON SN1 3BG

Property Ref: SND103294 - 0006

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1941.37

Ground Rent: 205.00

view this property online
connells.co.uk/Property/SND103294

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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