

for sale

£120,000



## Nightwood Copse Peatmoor Swindon SN5 5DD

**NO ONWARD CHAIN!** Situated in the highly sought-after residential area of PEATMOOR WEST SWINDON this well-presented former TWO BEDROOM FIRST FLOOR APARTMENT. Externally the property has **ALLOCATED PARKING**





# Nightwood Copse Peatmoor Swindon SN5 5DD

## Accommodation Details

### Entrance Hall

Doors to communal entrance. Access to all rooms. Intercom. Radiator.

### Lounge

13' 7" x 9' ( 4.14m x 2.74m )

Double glazed window to the rear aspect. Archway to the kitchen. Television point. Archway to the kitchen.

### Kitchen

9' 4" x 8' 5" ( 2.84m x 2.57m )

Double glazed window to the rear aspect. 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 with washing machine. Integrated four ring gas hob and cooker hood. Space for oven. Tiled splash back to water sensitive areas. Boiler.

### Bedroom One

12' 5" x 8' 5" ( 3.78m x 2.57m )

Double glazed window to the rear aspect. Built-in-wardrobe. Radiator.

### Bedroom Two/Dressing Room

9' 5" x 9' 2" ( 2.87m x 2.79m )

Double glazed window to the rear aspect. Archway to bedroom one. Radiator.

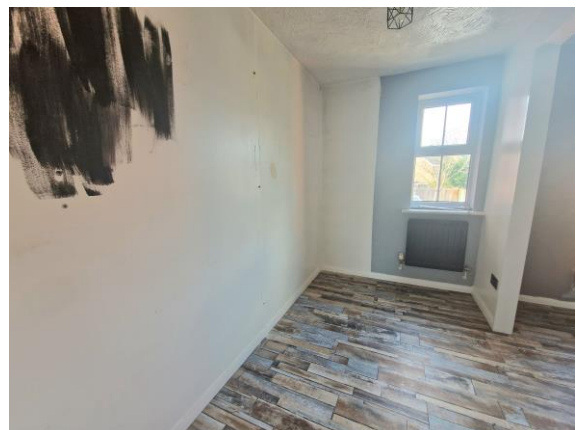
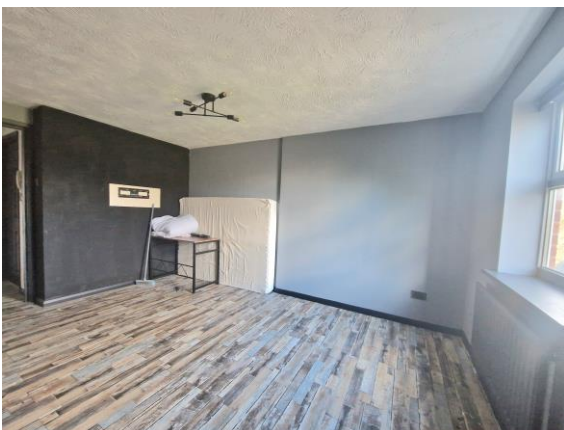
### Bathroom

Three piece suite comprising of panelled bath with mixer tap, pedestal wash hand basin and Low Level WC. Storage cupboard. Partially tiled to water sensitive areas. Extractor fan. Radiator.

### External Features

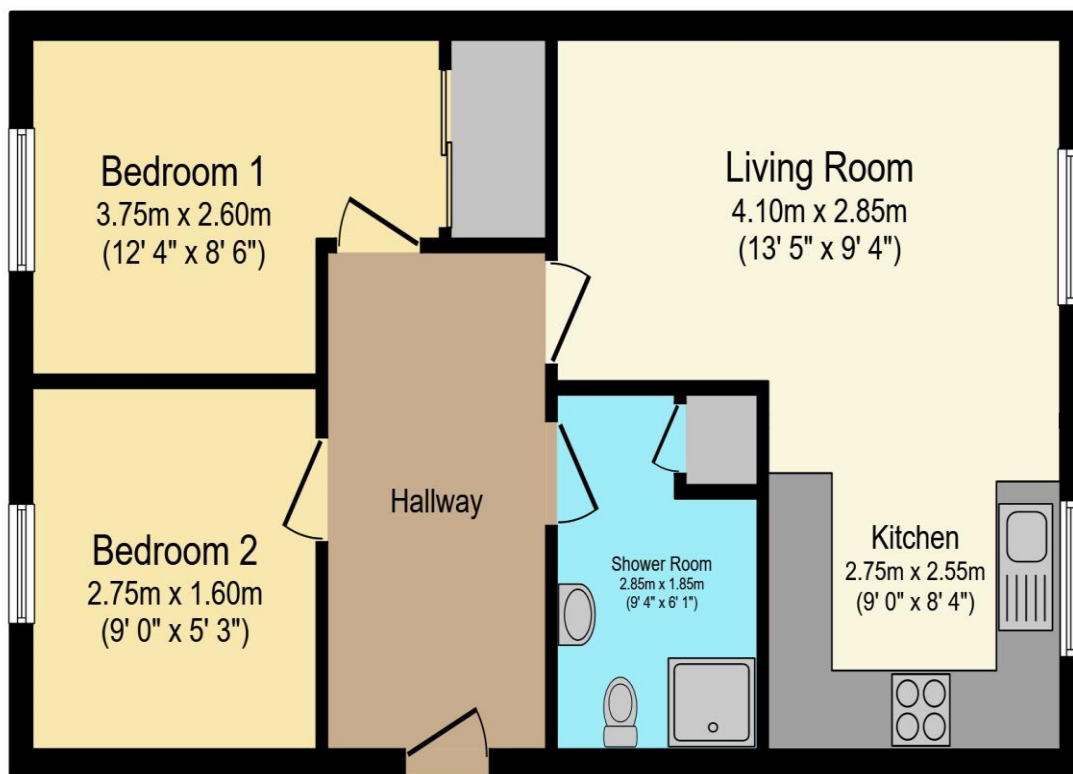
#### Parking

Allocated parking









Total floor area 52.3 m<sup>2</sup> (563 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](http://www.propertybox.io)

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

Property Ref: SDN313601 - 0004

Tenure:Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

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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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