alan
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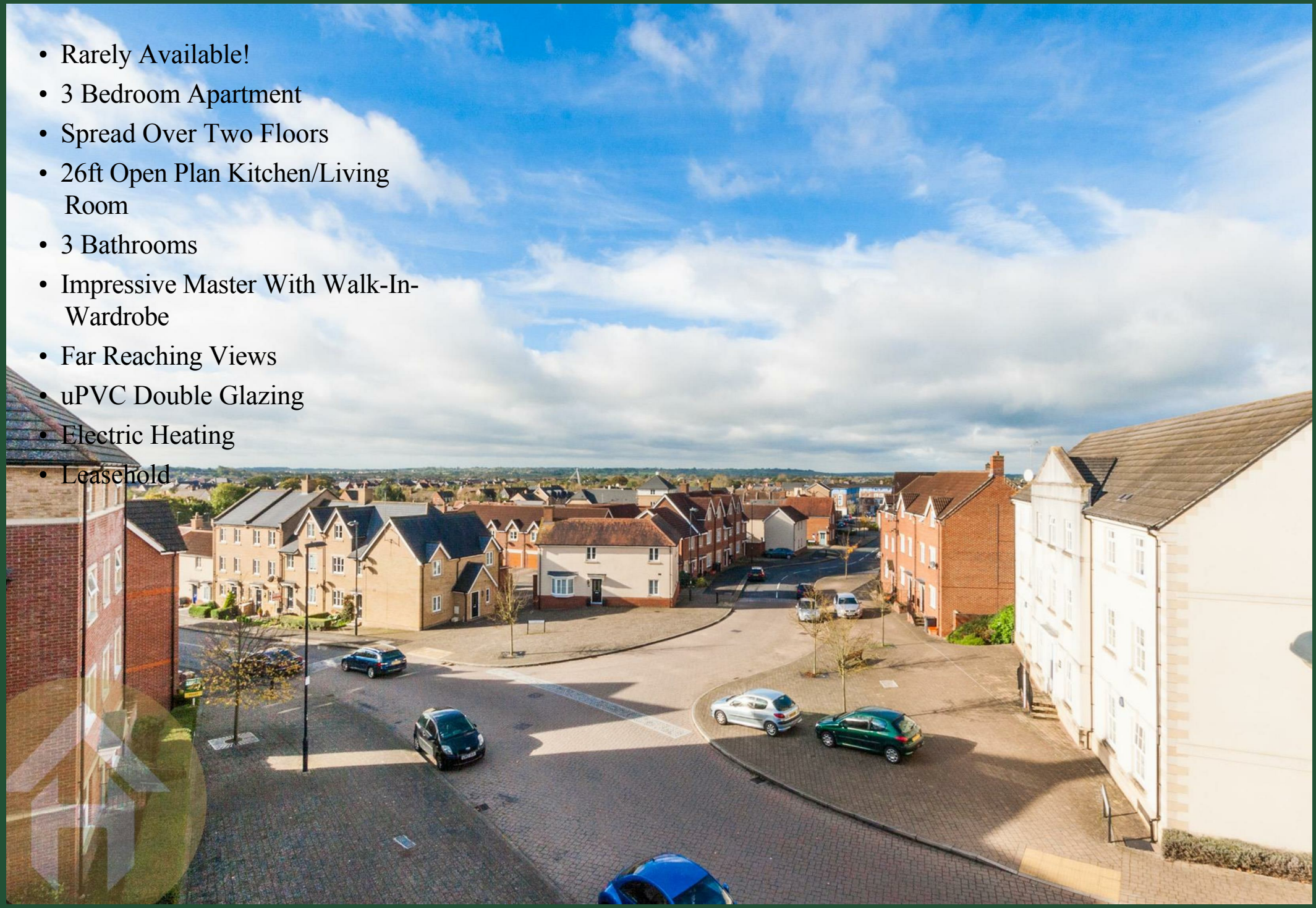
PROPERTY SALES & LETTINGS
37 Marbeck Close, Swindon, SN25 2LT



- Rarely Available!
- 3 Bedroom Apartment
- Spread Over Two Floors
- 26ft Open Plan Kitchen/Living Room
- 3 Bathrooms
- Impressive Master With Walk-In-Wardrobe
- Far Reaching Views
- uPVC Double Glazing
- Electric Heating
- Leasehold

37 Marbeck Close, Swindon, SN25 2LT

£179,995

Alan Hawkins Property Sales are pleased to offer this rarely available, very well presented 3rd floor THREE bedroom DUPLEX APARTMENT complete with a 26ft open plan kitchen/living room, 2 double bedrooms and THREE BATHROOMS with beautiful far reaching views to the front, located in the popular area of Redhouse, North Swindon. The property in brief comprises an entrance hallway, 26ft open plan kitchen/living room with breakfast bar, a family bathroom, one double bedroom with en-suite shower room and a further study/bedroom. The upstairs comprises an impressive master bedroom with en-suite shower room and walk-in-wardrobe storage area. The property also benefits from uPVC double glazing, elevators to each floor and one allocated parking space to the rear with several visitor parking spaces. Viewings come highly recommended on this property so call today to arrange a viewing on 01793 840222.

Communal entrance leading to the third floor with lift access to the front entrance door to the

Entrance Hallway

Wood laminate flooring. Skimmed ceiling. Three way pendant light. Electric wall heater. Consumer unit. Telephone intercom system. Door to airing cupboard housing the hot water cylinder. Door through to the

Open Plan Kitchen/Living Room

18'6 x 11'6 (5.64m x 3.51m)

Wood laminate flooring. Skimmed and coved ceiling. Two sets of pendant lights. Two uPVC double glazed windows to the front elevation. Telephone point. TV point. 'Sky' point subject to contract. Electric wall heater. Opening through to the

Kitchen Area

15'0 x 7'7

Tiled flooring. Skimmed and coved ceiling. Pendant light. uPVC double glazed window to the front elevation. Breakfast bar with cupboard under and set of drawers. Square top work surface with integrated stainless steel sink and side drainer. Integrated four ring electric hob with electric oven and stainless steel extractor fan over. Splash back tiled surround. Space and plumbing for washing machine. Space and plumbing for upright fridge/freezer. Range of red gloss fronted base units and matching wall units.

Door to

Bedroom Two

10'7 x 10'6 (3.23m x 3.20m)

Fitted carpet. Skimmed and coved ceiling. Single pendant light. uPVC double glazed window to the rear elevation. Electric wall heater. Telephone point. TV point. Door to

En-suite Shower Room

Tiled flooring. Skimmed ceiling with two recessed spot lights. 'Dimplex' wall heater. Extractor fan. Suite comprising close coupled w.c. Pedestal wash hand basin. Double width shower cubicle with sliding glass panelled doors with electric shower over and splash back tiled surround.

From the entrance hall door to

Bedroom Three/Office

11'6 x 7'9 max - 4'5 min (3.51m x 2.36m max - 1.35m min)

Fitted carpet. Skimmed ceiling. Three way pendant light. uPVC double glazed window to the rear elevation. Telephone point.

From the entrance hall door to the

Bathroom

7'7 x 6'4 (2.31m x 1.93m)

Tiled flooring. Skimmed ceiling. Two recessed spot lights. Extractor fan. 'Dimplex' wall heater. Obscure uPVC double glazed window to the rear

elevation. Suite comprising close coupled w.c. Pedestal wash hand basin. Panelled bath with hot and cold shower mixer. Splash back tiled surround.

From the entrance hall door to the

Inner Hallway
Carpeted staircase with 180 degree turn leading to the

Second Floor Master Bedroom
16'4 max x 13'2 min (4.98m max x 4.01m min)
Fitted carpet. Pitched skimmed ceiling. uPVC double glazed dormer window to the rear elevation. Two velux windows to the front elevation. Loft hatch to the loft storage area. Electric wall heater. Telephone point. TV point. Double doors to built-in storage cupboard. Door to

En-Suite Shower Room
7'8max x 5'11 (2.34mmax x 1.80m)
Tiled flooring. Skimmed ceiling. Two recessed spot lights. Extractor fan. Two velux windows to the rear elevation. 'Dimplex' wall heater. Corner shower cubicle with glass panelled door and electric shower over with splash back tiled surround. Pedestal wash hand basin. Close coupled w.c. Shaver point.

Door to second entrance from the communal hallway to a walk in wardrobe with a further door leading to good storage space with hanging shelves, skimmed and coved ceiling and two wall lights.

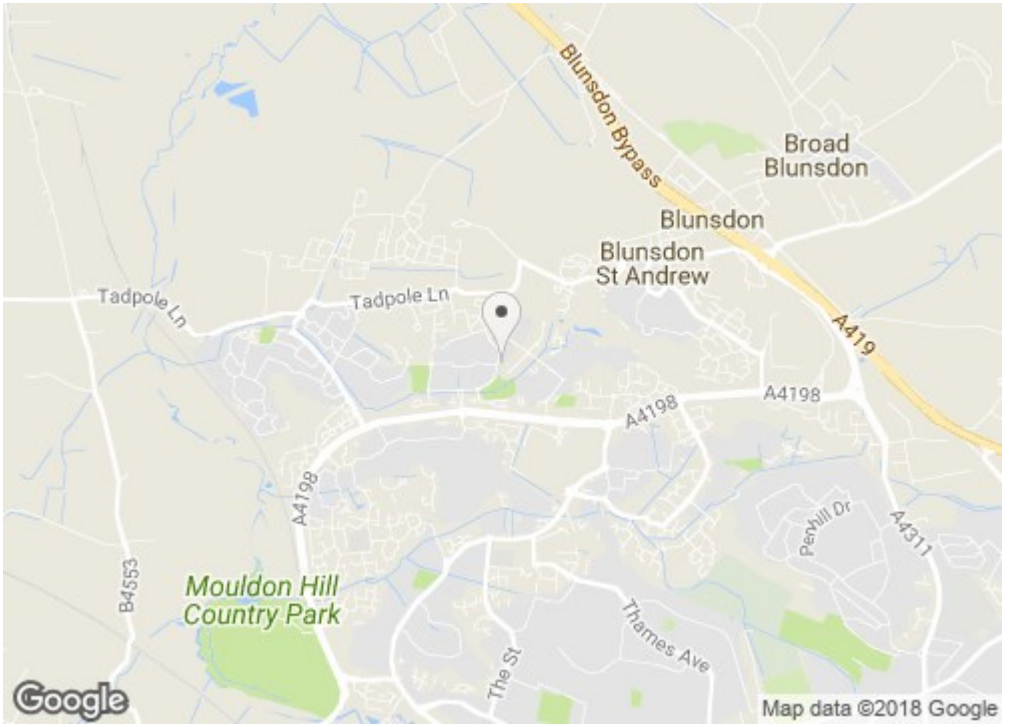
Lease
A 99 year lease as of 2006 with 88 year remaining

Maintenance
£150 pcm

Ground Rent
£14.50 pcm

Viewings
Viewing: By appointment through Alan Hawkins Property Sales. Tel: 01793 840222

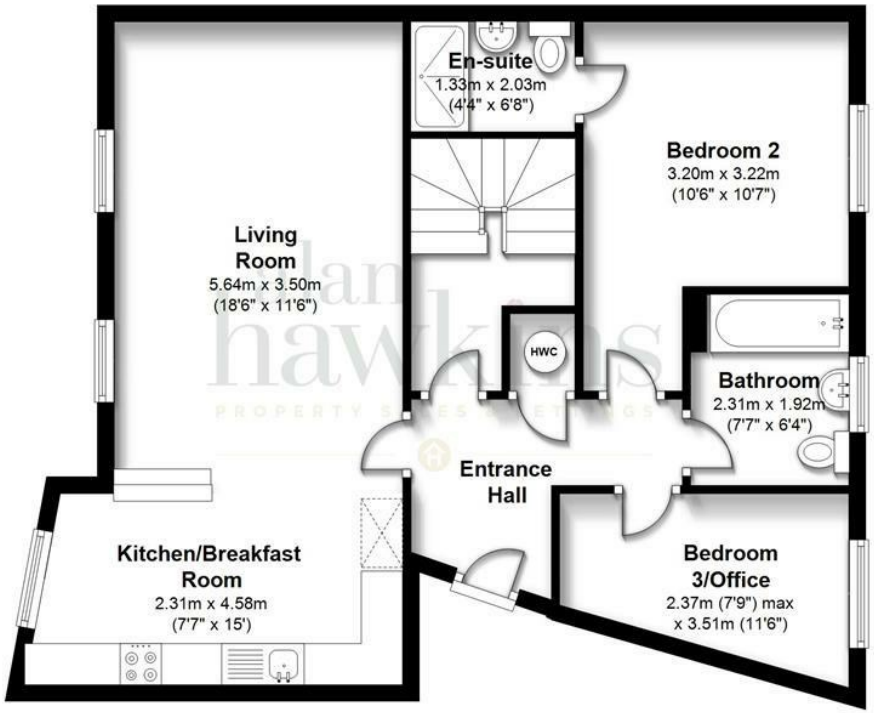
Council Tax - Swindon County Council
For information on tax banding and rates, please call Swindon Council, Civic Offices Euclid Street Swindon SN1 2JH



GENERAL STORE

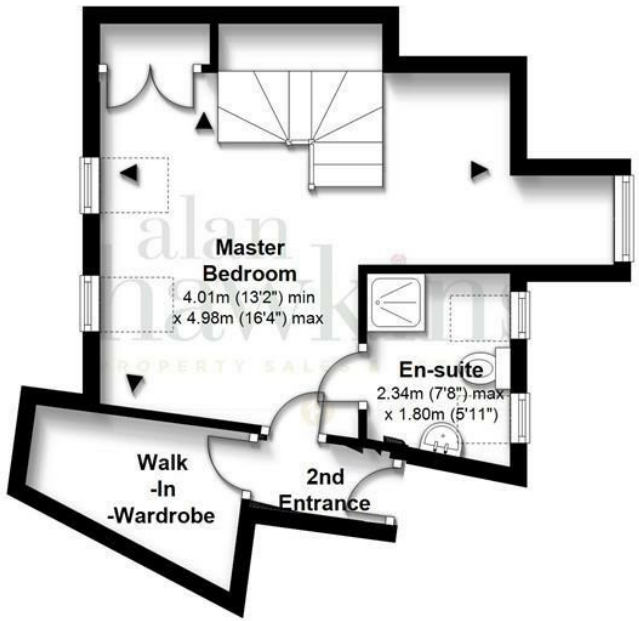
Third Floor

Approx. 69.4 sq. metres (747.1 sq. feet)



Fourth Floor

Approx. 31.0 sq. metres (333.4 sq. feet)



Total area: approx. 100.4 sq. metres (1080.5 sq. feet)

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alan hawkins
PROPERTY SALES & LETTINGS

The Property Ombudsman

NAEA
National Association of Estate Agents

26 High Street, Royal Wootton Bassett, Wiltshire SN4 7AA

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Email: sales@alanhawkins.co.uk or lettings@alanhawkins.co.uk

Visit us

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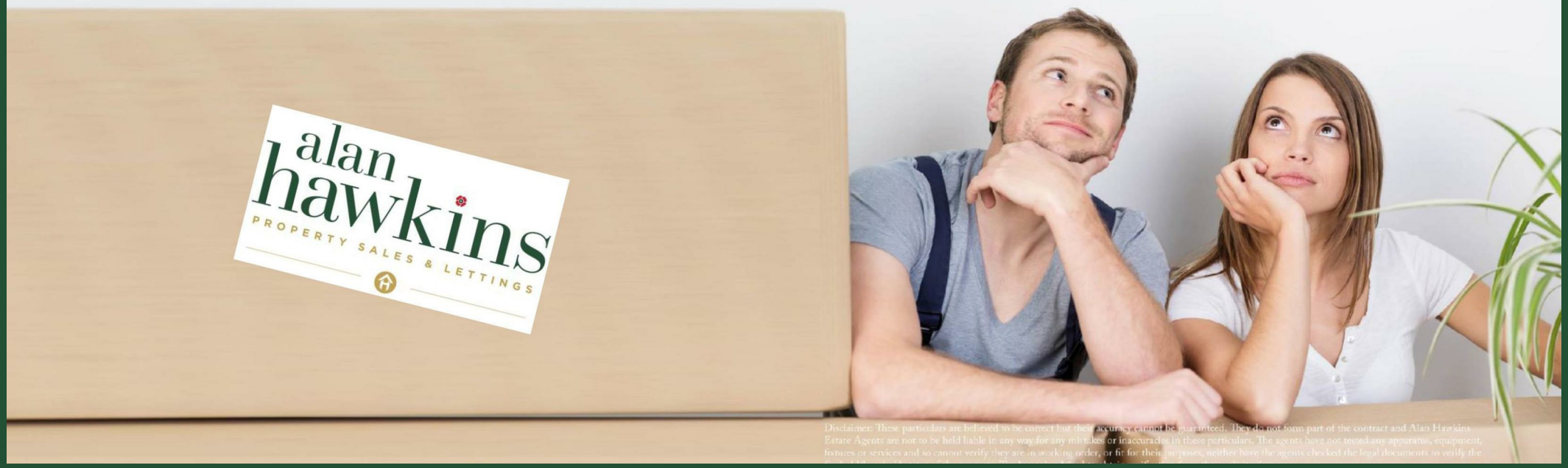

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