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**Marbeck Close, Swindon, SN25 2LT**

01793 840 222 | [alanhawkins.co.uk](http://alanhawkins.co.uk)

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PROPERTY SALES & LETTINGS





- Rarely Available!
- Spread Over Two Floors
- 1 Bathroom & 2 En-Suite Shower Rooms
- Far Reaching Views
- Updated Modern Electric Heating
- Large 3 Bedroom Apartment
- 26ft Open Plan Kitchen/Living Room
- Impressive 1st Floor Bedroom Suite
- uPVC Double Glazing
- Extended Lease

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# 37 Marbeck Close Swindon, SN25 2LT

£230,000

A rarely available and very well-presented three-bedroom duplex apartment, located on the third and fourth floors, accessed via stairs or lift, and enjoying far-reaching views in the sought-after area of Redhouse, North Swindon.

Spanning two floors, the accommodation begins with a spacious entrance hallway leading into a generous 26ft open-plan kitchen/living area featuring a recently updated kitchen. This level also includes a modern family bathroom, a double bedroom with en-suite shower room, and an additional bedroom or study.

A door from the entrance hallway opens to a stairwell leading up to an impressive primary bedroom with a second en-suite shower room, a spacious walk-in wardrobe/storage area, and a private front entrance door from the fourth-floor landing.

Further benefits include a 170-year extended lease, uPVC double glazing, upgraded modern electric radiators, lift access to all floors, allocated parking to the rear, and ample visitor parking.

All in all, an impressive property on offer. For more information or to arrange a viewing, contact Alan Hawkins Property Sales today.



## Viewings

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

## Council Tax: Swindon Council

Tax Band D For year 2025/26 = £2318

For information on tax banding and rates, please call Swindon Council

## Tenure

Leasehold

## Management Fee

Service Charge - £184 p/m

Ground Rent - 14.50 p/m

170 Year Lease Remaining

## Services:

Gas: None

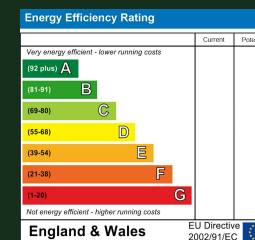
Electric: Mains

Water + Waste: Mains

Flood Risk: None (Environmental Agency)

Internet Speeds: Up to 5000mbps (Sky)

## Energy Efficiency Rating (England & Wales)







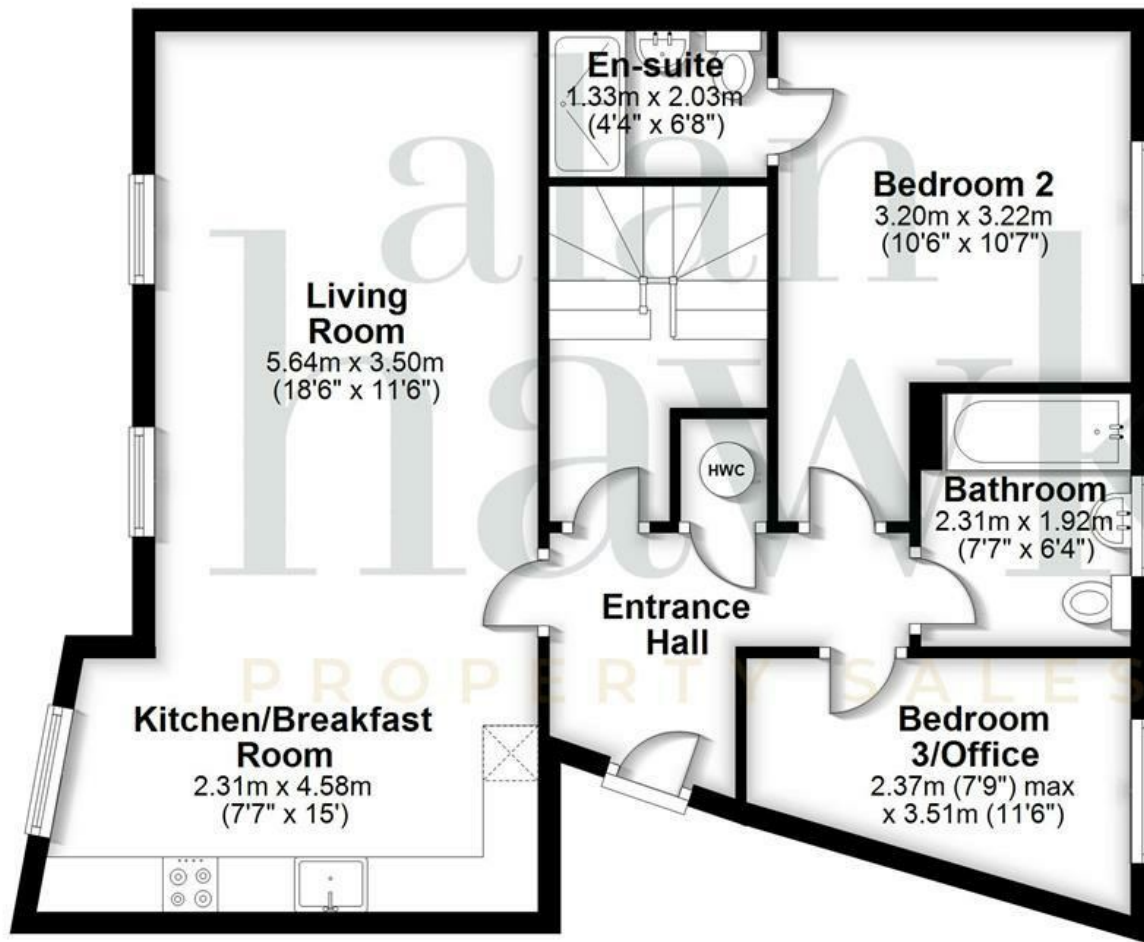






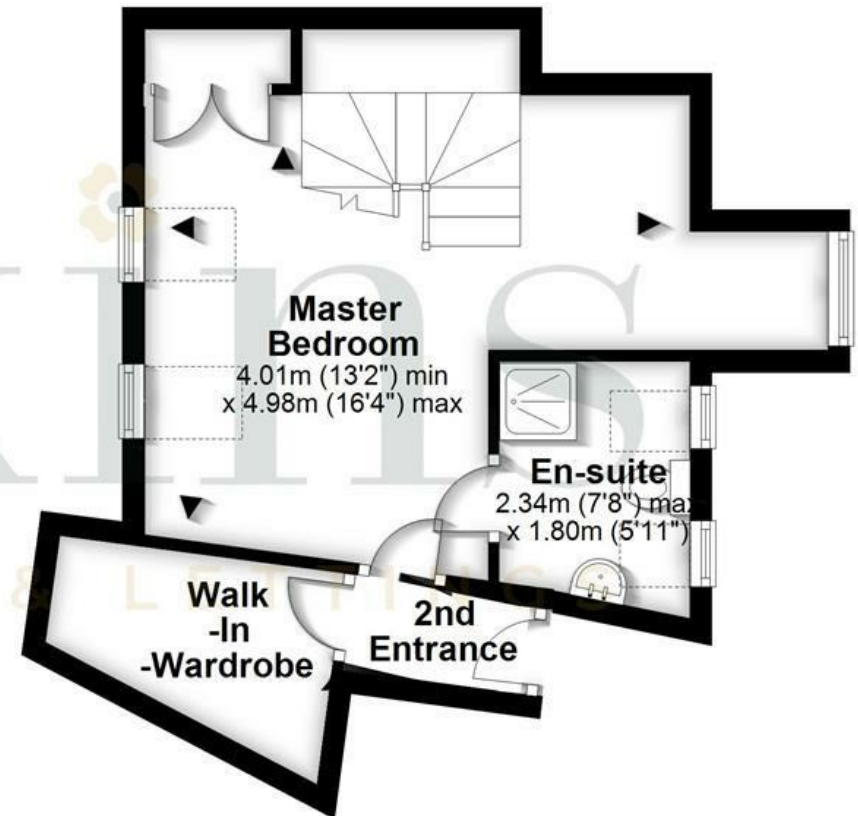
### Third Floor

Approx. 69.4 sq. metres (747.4 sq. feet)



### Fourth Floor

Approx. 30.8 sq. metres (332.0 sq. feet)



Total area: approx. 100.3 sq. metres (1079.4 sq. feet)

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## Alan Hawkins

26/26a High Street,  
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Wiltshire, SN4 7AA

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equipment, fixtures or services and so cannot verify they are in working order, or fit for their purposes, neither have the agents checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor/surveyor.



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