



**Fire Fly Avenue, Swindon, SN2 2GF**

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

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PROPERTY SALES & LETTINGS





- Two Bedroom Executive Apartment
- Chain Free
- Secured Entrance to Garden Area
- Move In Ready
- Bedrooms With Fitted Wardrobes
- Desirable Location
- Secured Allocated Parking Area
- Very Well Maintained
- Open Plan Kitchen/Living Room With Balcony
- Viewings Highly Recommended

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# 8 Rokeby House Fire Fly Avenue Swindon, SN2 2GF

£162,500

A superb executive two-bedroom, first-floor apartment in the modern Rokeby House, part of the sought-after Old Railway Quarter development. Ideally located in the heart of the Town Centre, this property is adjacent to the Steam Museum and the renowned Designer Outlet Village, with the main railway station just a short walk away.

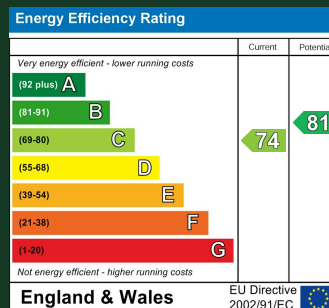
Access to the building is via a secure intercom entry system, with lift access leading to the communal area. The apartment also benefits from a secured, allocated parking space situated beneath the building.

The accommodation comprises an entrance hall with storage cupboards, an open-plan kitchen/diner/living area with access to a walk-on balcony, a primary bedroom with built-in wardrobes, a second bedroom, ideal as a single bedroom or home office

with a built-in single wardrobe/storage cupboard and a bathroom with thermostatic shower over the bath.

Beautifully presented throughout, the apartment is finished with oak laminate flooring and benefits from modern electric panel heating and double glazing. As a corner plot, it enjoys the advantage of having just one adjoining neighbour below.

For more information or to arrange a viewing, simply contact our friendly sales team on 01763 840222.



## Viewings

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

## Council Tax: Swindon Borough Council

Tax Band B For information on tax banding and rates, please call Swindon Borough Council

## Tenure

Leasehold

## Management Fee

Ground Rent - £250 p/a

Service Charge - £ 1,137.09 Basic Fee Twice Yearly

Lease - c992 Years Left

Gas - None

Electric - Mains

Water - Mains

Drainage - Mains

Internet - Up to 61\* Mbps available download speed

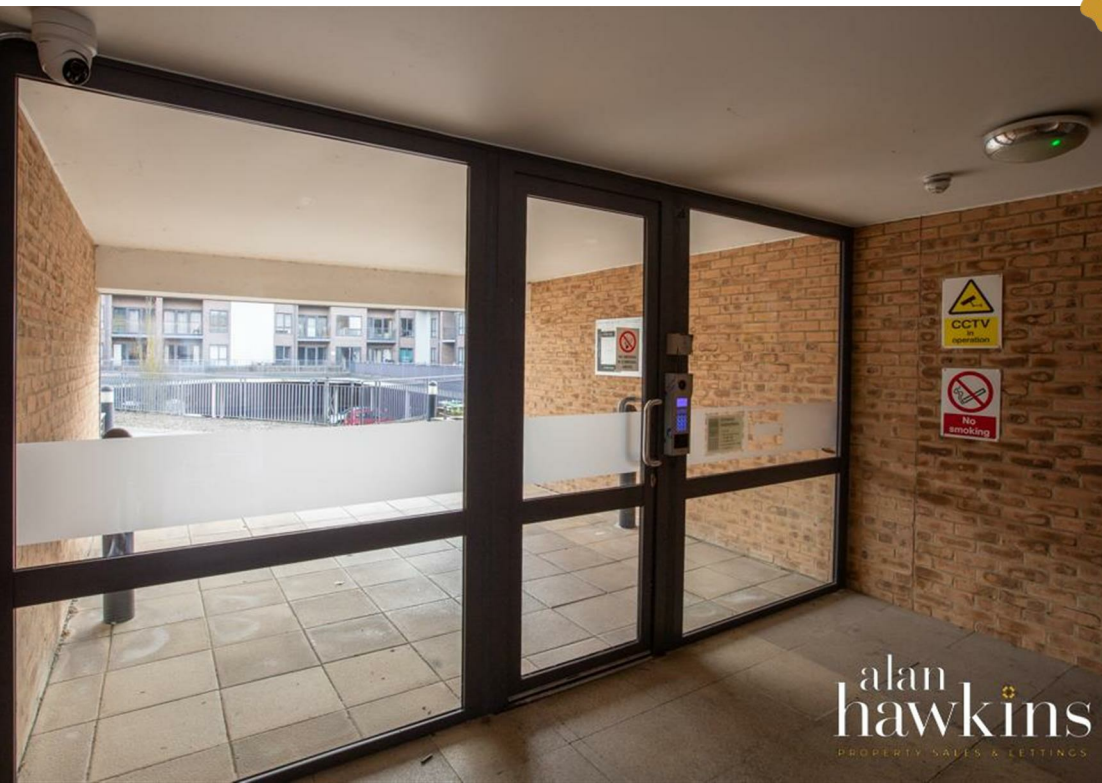
## Energy Efficiency Rating (England & Wales)





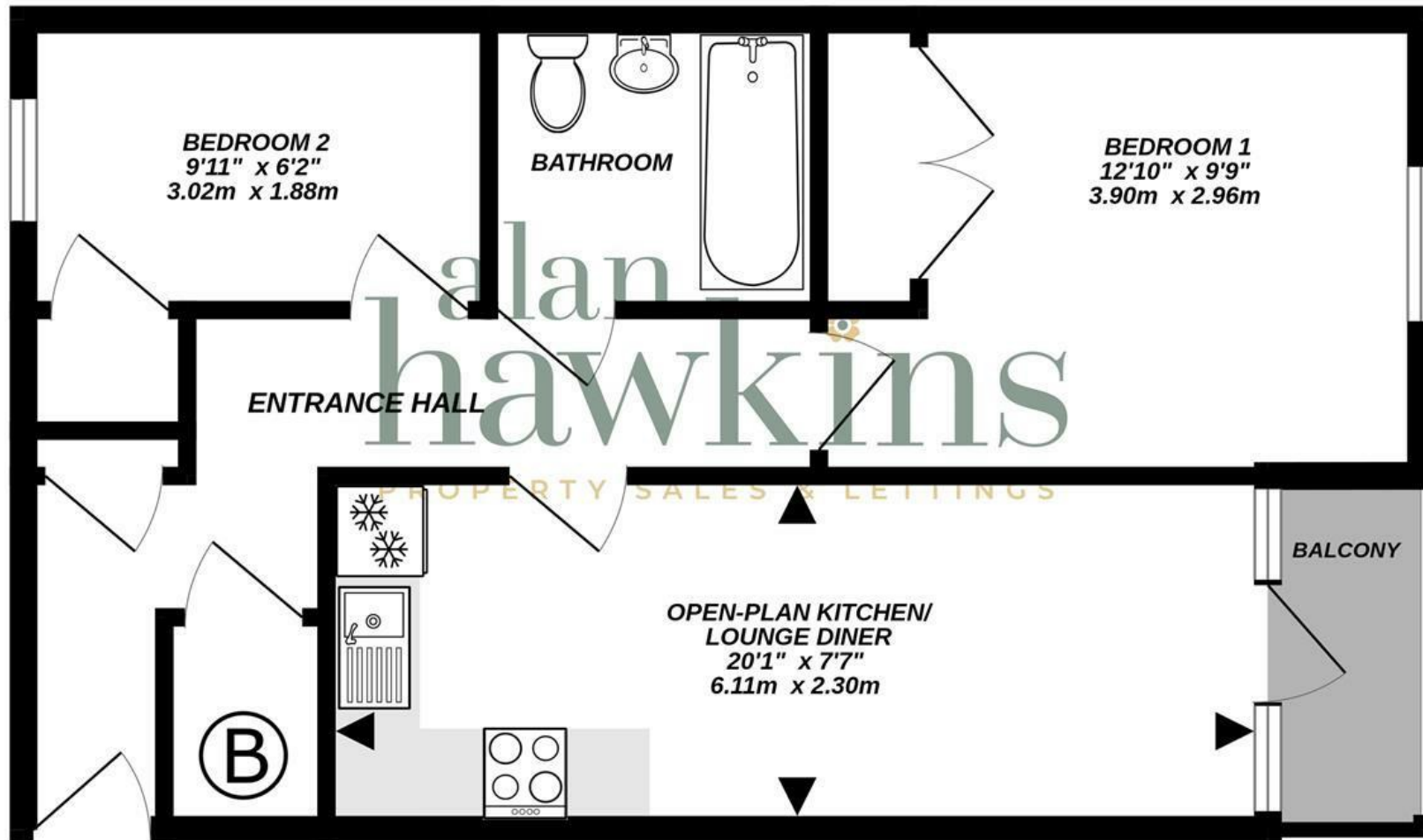








**FIRST FLOOR**  
**488 sq.ft. (45.4 sq.m.) approx.**



**TOTAL FLOOR AREA : 488 sq.ft. (45.4 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Alan Hawkins

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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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