



alan  
hawkins

Lynmouth Road, Swindon, SN2 2DH

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

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PROPERTY SALES & LETTINGS





- Top Floor Apartment
- Garage & Parking
- Living/Dining Room
- Tenant Already In Situ
- Gas Radiator Central Heating

- Two Good Size Bedrooms
- Separate Kitchen
- Close To Swindon Outlet Village
- Currently Achieving Rental Income of £975pcm
- No Onward Chain



# 16 Lynmouth Road Swindon, SN2 2DH

**£160,000**

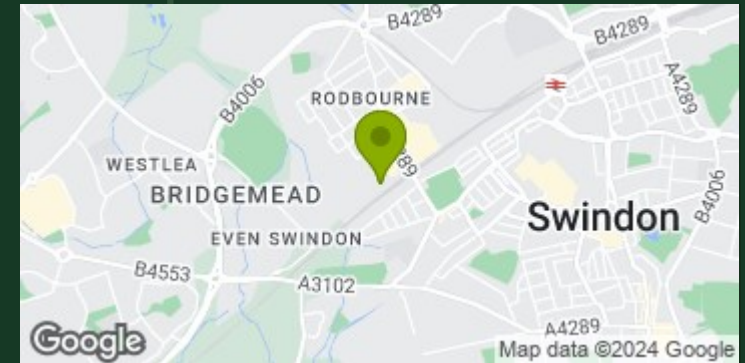
For sale with no onward chain is this attractive, top floor two bedroom apartment benefiting allocated off road parking including a 1.5 GARAGE with the rear part of the garage benefiting a separate lockable storeroom with electrics, plumbing and window for laundry appliances.

Conveniently located next to The Designer Outlet Village and within 15 minute walking distance of Swindon Town Centre, this particular property offers an entrance hallway, separate kitchen with integral appliances, spacious living/dining room,

bathroom with plumbed power shower over and two generous bedrooms, all of which have been recently redecorated with new blinds to all windows.

The property further benefits gas radiator central heating, uPVC double glazing, one allocated parking space in front of the garage and a tenant already in situ paying £975pcm.

For more information or to arrange a viewing, contact Alan Hawkins Property Sales.



## Viewings

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

## Council Tax: Swindon Borough Council

Tax Band C For year 2023/24 = £TBC

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

## Management Fee

A remainder of a 999 year lease as of 2002

Fees: Annual service charge amount (£) - £1174.66  
pa block service charge and £265.76 pa estate  
service charge. Totalling £1440.42

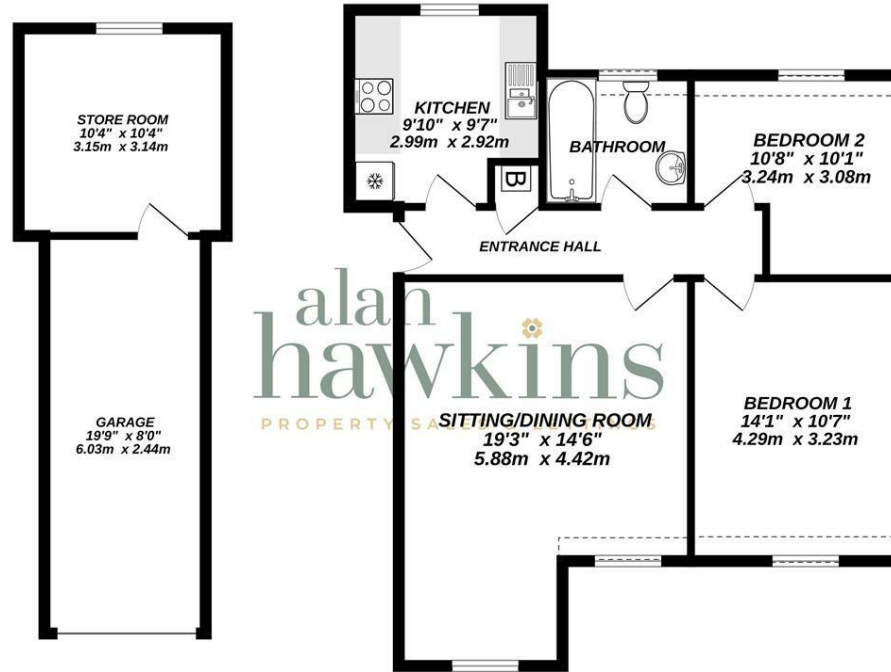
## Energy Efficiency Rating (England & Wales)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	77	79
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GARAGE  
265 sq.ft. (24.6 sq.m.) approx.

THIRD FLOOR  
696 sq.ft. (64.7 sq.m.) approx.



TOP FLOOR APARTMENT

TOTAL FLOOR AREA: 960 sq.ft. (89.2 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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