



5c York Road, Swindon, SN1 2LE  
Offers Over £140,000

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A lovely first-floor duplex apartment located on York Road in Swindon. This delightful property boasts a spacious layout with one reception room, two cosy bedrooms, and a modern bathroom.

Situated in a converted flat, this home offers a perfect blend of character and contemporary living. The best part? You'll have the opportunity to own a share of the freehold, meaning no ground rent or service charge to worry about - a rare find in today's market!

Whether you're a first-time buyer looking to step onto the property ladder or an investor seeking a lucrative opportunity, this property is ideal for both. The location is convenient, with amenities and transport links within easy reach.

Don't miss out on the chance to own this fantastic property with no chain involved. Contact us today to arrange a viewing and take the first step towards making this lovely apartment your new home!

#### **Communal Entrance**

Communal entrance door, front door to apartment

#### **Stairs and Landing**

5'2" into 2'7" x 11'5" (1.6 into 0.81 x 3.5)

Stairs from ground floor, landing with doors to living room, kitchen and bedroom two. stairs to bedroom one

#### **Living Room**

14'0" x 11'9" (4.29 x 3.59)

Two windows to front aspect, radiator

#### **Kitchen**

8'10" into 5'10" x 10'9" into 8'1" into 5'7" (2.7 into 1.8 x 3.3 into 2.48 into 1.71)

Window to rear aspect, electric fan over with gas hob above and extractor over, space and plumbing for washing machine, space for fridge freezer, Worcester combi boiler





### Bedroom One

7'6" into 10'4" x 15'1" (2.3 into 3.15 x 4.6)

Velux style window to rear, radiator

### Bedroom Two

8'2" x 11'6" (2.51 x 3.53)

Window to rear, radiator

### Shower Room

5'10" x 4'11" (to shower) (1.8 x 1.5 (to shower))

Privacy window to side aspect, low-level W.C., wash basin in vanity unit, shower cubicle

### lease details

lease was 999 years from 01/06/2003 so 978 remaining









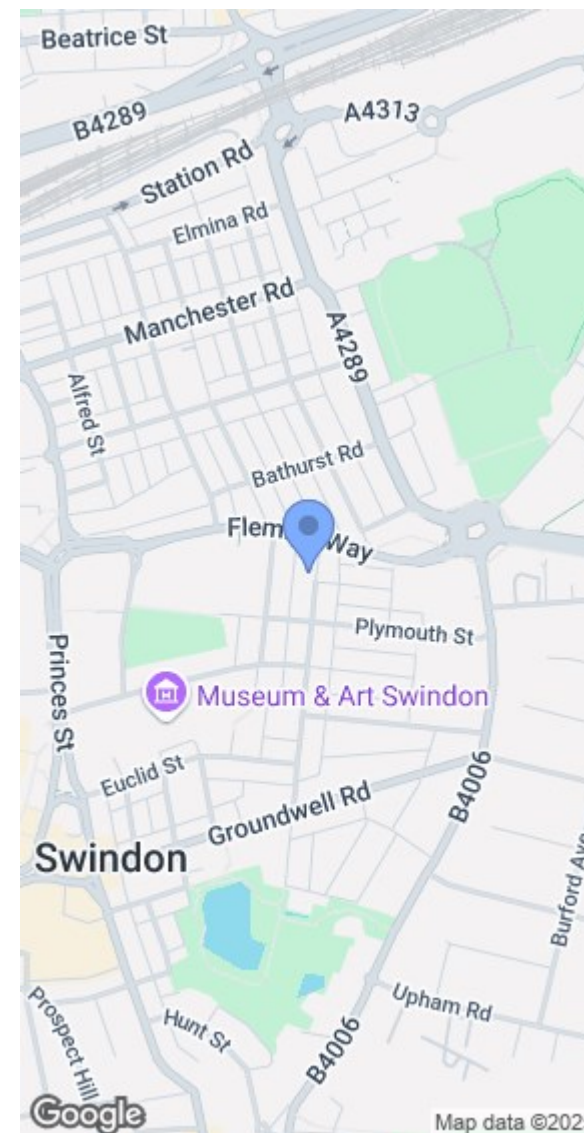
GROUND FLOOR  
463 sq.ft. (43.0 sq.m.) approx.

1ST FLOOR  
198 sq.ft. (18.4 sq.m.) approx.



TOTAL FLOOR AREA : 662 sq.ft. (61.5 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC