



28 Thomas Edward Coard, Gorse Hill, Swindon, Wilts, SN2 8AB  
£110,000

SWINDON  
HOMES   
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Swindon Homes are pleased to offer for sale this very well presented one bedroom, second floor flat in the popular Thomas Edward Coard building in Gorse Hill, Swindon. The accommodation comprises ; communal entrance with stairs and lift to all floors, flat entrance hall, large lounge / diner, bathroom and double bedroom. Further benefits include all electric heating and cooking, double glazed windows, and allocated secure parking. The property is close to local shops in Gorse Hill and bus routes and also close to the railway station, bus station and town centre shops.

#### **Communal Entrance**

Secure phone entry system for communal entrance from Cricklade Road, stairs to all floors, door to post room and carpark, lift to rear.

#### **Entrance Hall**

External fire door from communal corridor, airing cupboard housing immersion heater, fire doors to bedroom and bathroom., wall mounted heater.

#### **Lounge / Kitchen**

15'8" x 10'9" (4.78m x 3.28m )

uPVC window to side aspect, wall mounted heater, door to storage cupboard. Kitchen area with a selection of units at both eye and base level, integrated electric hob with oven under and extractor over, stainless steel sink unit with mixer tap over, space and plumbing for washing machine, space for fridge freezer.

#### **Bathroom**

6'92 x 5'7" (1.83m x 1.70m)

A white suit comprising WC, pedestal wash basin, panelled bath with shower over, shower screen, wall mounted electric heater, extractor fan.

#### **Bedroom**

10'6" x 10'9" (3.20m x 3.28m)

uPVC window to front aspect, wall mounted heater.





#### **parking**

There is an allocated parking space in the ground floor secure carpark.

#### **lease details and costs**

Term 999 years from 1st July 2004, Ground rent charge £150 per annum.

Managemnet Company: Cricklade Management Company Ltd, 15 Windsor Road, Swindon, SN3

1JP 0330 606 1402

Total Managemnet Cost £1453.81 per annum.

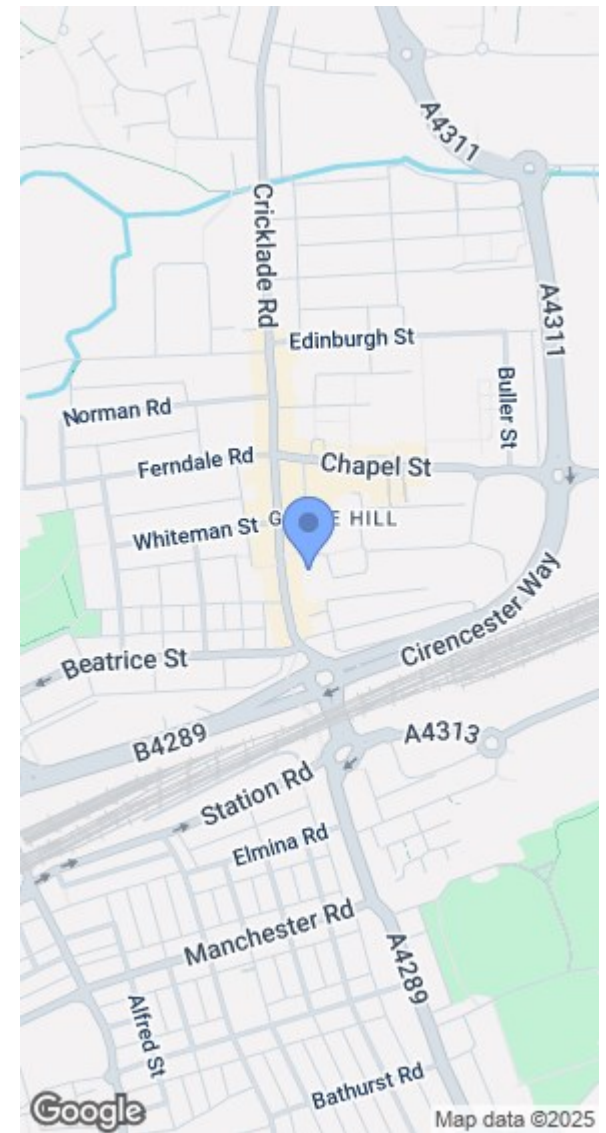




GROUND FLOOR



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		
			70 80			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC			<b>England &amp; Wales</b>	EU Directive 2002/91/EC	