



**20 The Paramount Spring Gardens, Swindon, Wiltshire, SN1 2SA**  
**£800 PCM**

Swindon Homes are pleased to market for rent this good size, one bedroom, furnished, second floor apartment, situated near Swindon Town centre. The accommodation comprises, communal entrance lobby, apartment entrance hall, open plan dining area and lounge, kitchen, bathroom and double bedroom. Further benefits include electric heating, uPVC windows, secure entrance system, gated allocated parking and space for bicycle. The property is close to Swindon Town centre and railway station, local bus routes and has easy access to the M4 if required.



### Communal Entrance Lobby

Communal entrance with pin code entry system into lobby, stairs and lifts to all floors. There is also a main gated front entrance for cars and pedestrians.

### Apartment Entrance Hallway

13'6" x 4'4" into 3'6" x 5'8" (4.11m x 1.32m into 1.07m x 1.73m)

From landing, main entrance door into 'L' shaped entrance hall, wall mounted phone for secure entry system, very large storage cupboard, door to airing cupboard housing immersion tank, door to lounge and bedroom, step down to bathroom door.

### Open Plan Living Area

lounge 32'9" x 29'6" x 36'1" x 22'11" dining area 2 (lounge 10'9" x 11'7" dining area 7'5" x 11'7")

Lounge area has uPVC double windows to rear aspect, wall mounted electric heater, TV and Sky points, enclosed kitchen to centre, dining area is a good size with space for family size table and chair.

### Kitchen area

9'6 x 6'4" (2.90m x 1.93m)

A walled area to the centre of the open plan living area. A modern fitted kitchen with a selection of units at both eye and base level, matching work surfaces and part tiled walls, stainless steel sink unit with mixer tap over, stand alone electric cooker with extractor over, space and plumbing for washer / dryer, space for fridge freezer, laminate flooring.



## **Bathroom**

7'3" x 6'4" (2.21m x 1.93m)

A modern fitted bathroom with a white suite comprising low level WC, pedestal wash basin, paneled bath with mixer tap and shower over, shower screen, extractor fan, wall mounted electric heater, laminate flooring.

## **Double Bedroom**

13'3" x 9'2" (4.04m x 2.79m)

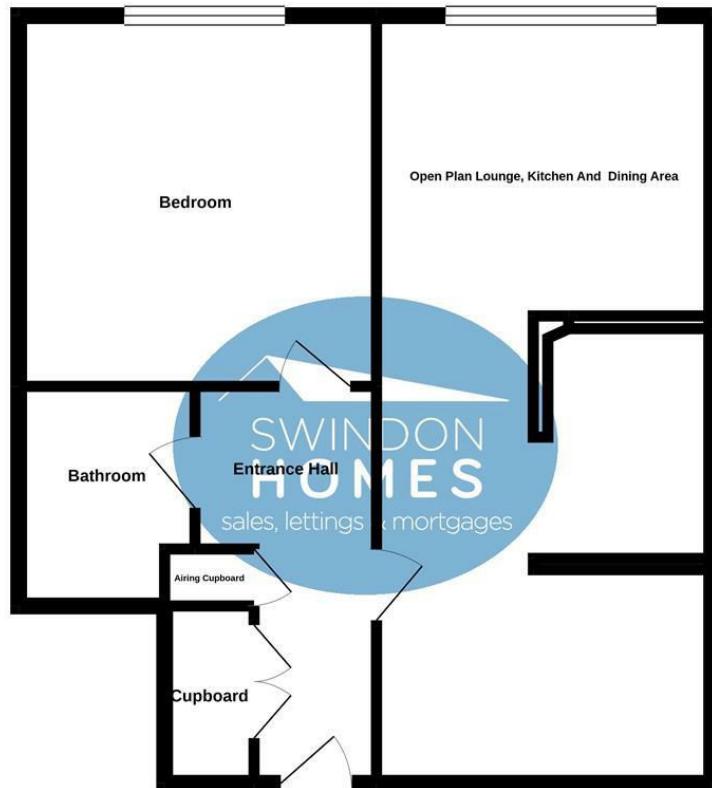
uPVC double glazed window to rear aspect, wall mounted electric heater.

## **Allocated Parking**

Parking is in the centre of the building via a gated entrance. There is also bike space available also.



GROUND FLOOR  
625 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA: 625 sq.ft. (58.0 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained within, measurements of doors, windows and rooms are approximate. No guarantee is given for the accuracy of these measurements. 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                                   |         |           |
|--|---------|-----------|
|  | Current | Potential |
| Very energy efficient - lower running costs<br>(92 plus) A | 83      | 86        |
| (81-91) B  |         |           |
| (69-80) C  |         |           |
| (55-68) D  |         |           |
| (39-54) E  |         |           |
| (21-38) F  |         |           |
| (1-20) G   |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                                 |         |           |
|--|---------|-----------|
|  | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions<br>(92 plus) A | 80      | 80        |
| (81-91) B  |         |           |
| (69-80) C  |         |           |
| (55-68) D  |         |           |
| (39-54) E  |         |           |
| (21-38) F  |         |           |
| (1-20) G   |         |           |

England & Wales EU Directive 2002/91/EC