



2 Speedwell Close, Swindon, Wiltshire, SN25 1RR  
Offers Over £85,000

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Swindon Homes are pleased to market this one bedroom first floor flat situated in a cul-de-sac in Priory Vale, Swindon. The accommodation comprises ; entrance porch with stairs to flat, lounge / diner, good size kitchen area, double bedroom and bathroom.

Further benefits include gas central heating and uPVC windows and a long term lease. it is situated close to local shops and bus routes.

The property does require a little updating.

#### Entrance Hall

2'10" x 12'1" (0.88 x 3.7)

Wooden glazed front door, stairs to first floor, landing with door to living room, window to rear aspect

#### Living Room/ Kitchen

10'3" into 13'11" x 17'4" into 5'2" (3.14 into 4.25 x 5.3 into 1.6)

Window to rear aspect, radiator, units at eye and base level with matching worktop, freestanding electric cooker, stainless steel wash basin, ideal combi boiler, space for under counter fridge and freezer, space and plumbing for washing machine, two windows to rear aspect

#### Bedroom

8'2" x 11'5" (2.5 x 3.5)

Window to rear aspect, radiator, storage cupboard

#### Bathroom

7'6" x 5'8" (2.3 x 1.74)

Two windows to front aspect, pedestal wash basin, bath with shower above, low level WC, radiator

#### Lease Details

Lease has 146 Years to run.

Annual Ground Rent is £300

Annual Management Charge £355.









