



28 Stratford Close, Toothill, Swindon, SN5 8AE
£105,000

SWINDON
HOMES 
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Tucked away in Stratford Close, Toothill, Swindon, this flat presents an excellent opportunity for first-time buyers or those seeking a buy-to-let investment. Recently fully refurbished, the property boasts a modern and stylish interior and is ready to move straight in to with no work required.

The flat features a comfortable reception room, modern kitchen, one bedroom and a bathroom. One of the standout features of this property is the ample parking available. Additionally, the flat is conveniently located close to a variety of shops and amenities, providing easy access to local services.

This property is not only a lovely home but also a sound investment opportunity, given its prime location and modern finishes. Whether you are looking to step onto the property ladder or expand your investment portfolio, this flat in Toothill is a must-see. Don't miss the chance to make this flat your own.

Communal Entrance

Entrance door with stairs to apartment, parking to the front (un allocated)

Entrance Hall

Fire entry door, door to hallway, door to bathroom, storage cupboard

Hallway

Door to living room, door to bedroom, desk area

Living Room

17'10" x 9'8" (5.44 x 2.97)

Window to side aspect, wall mounted heater, archway to kitchen





Kitchen

12'2" x 6'9" (3.72 x 2.06)

Units at eye and base level with matching worktop, one and a half basin stainless steel sink, space and plumbing for washing machine, integrated electric fan oven, ceramic hob with extractor fan over, integrated fridge/ freezer, storage cupboard with hot water tank

Bedroom

10'11" x 9'1" (3.34 x 2.79)

Window to side aspect, wall mounted heater

Bathroom

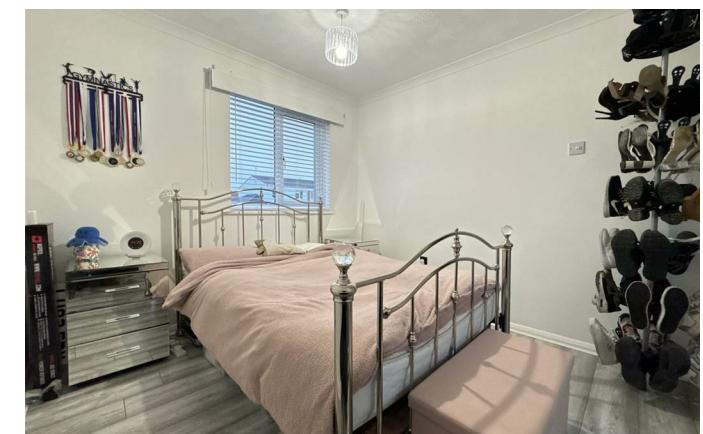
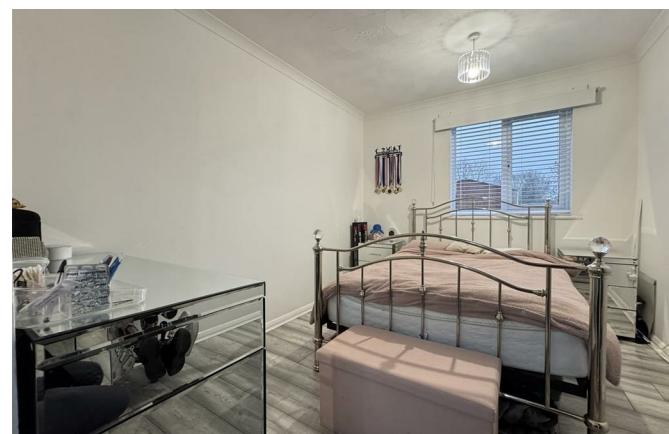
5'6" x 5'2" (1.7 x 1.6)

Window to side aspect, bath with electric shower, low level wc, wash basin in unit

Lease Info

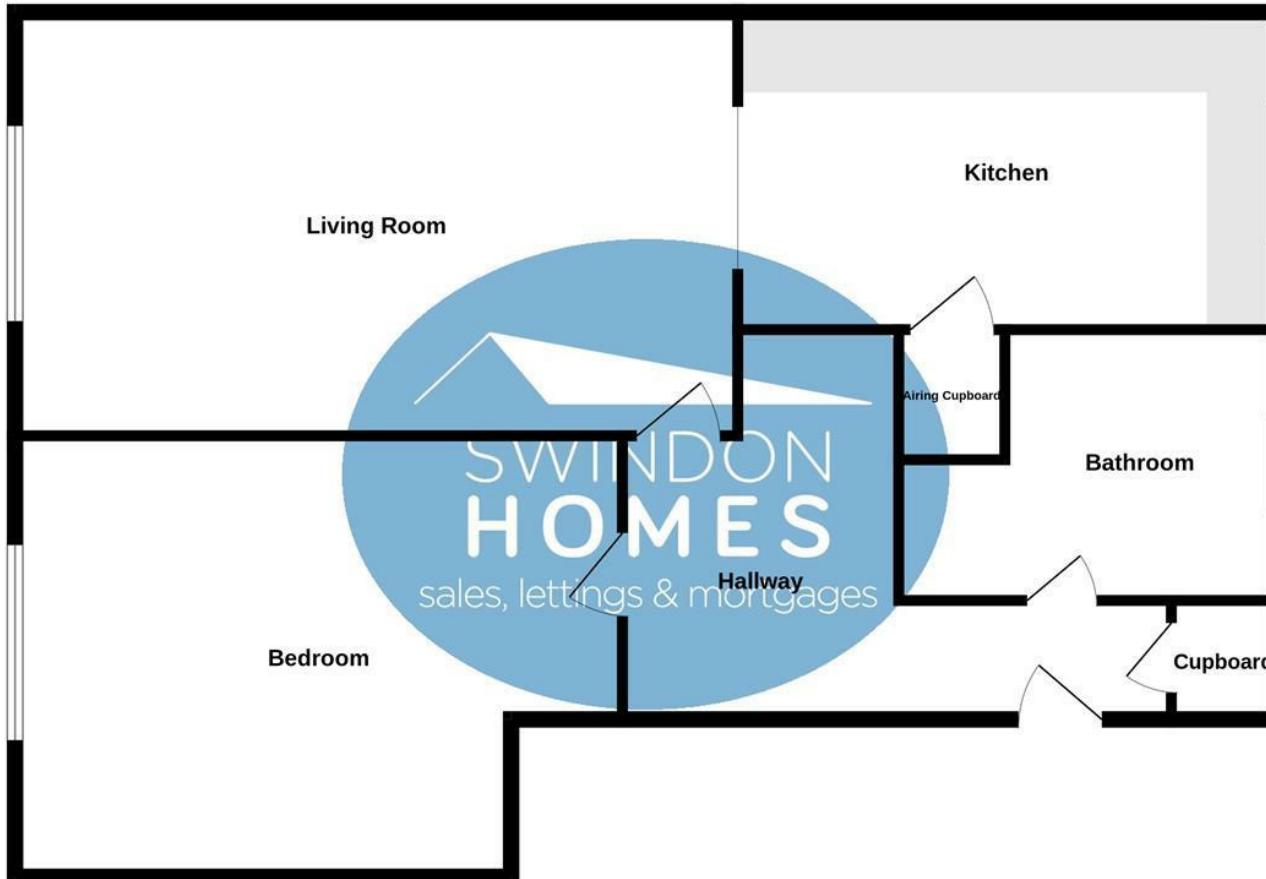
Swindon Borough Council management company

Ground rent and service charges TBC. Length of lease is 125 years from 4/3/1991

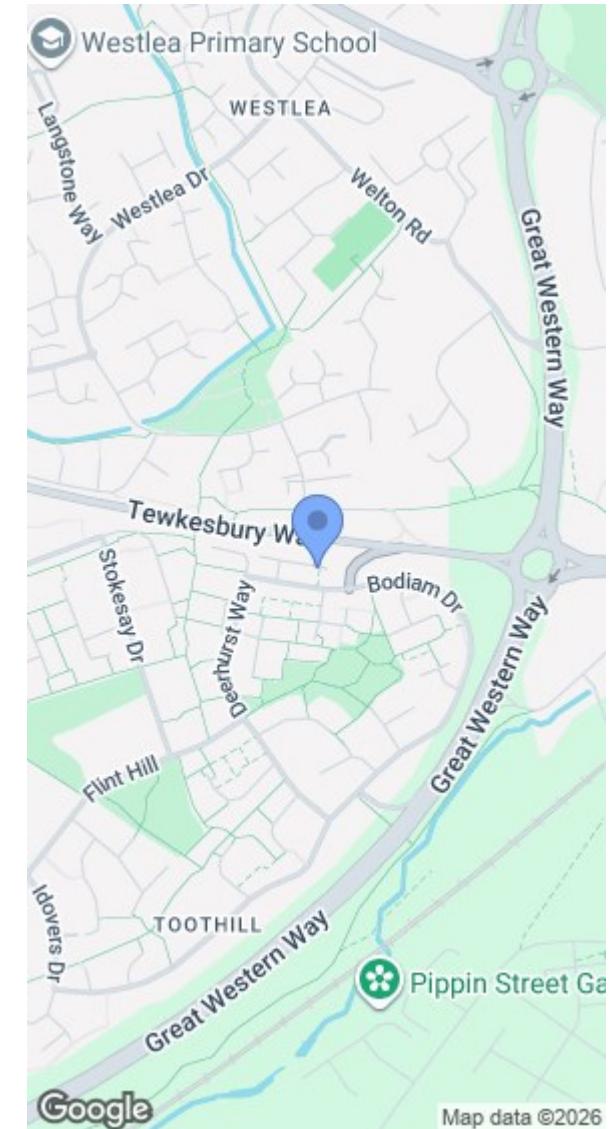




GROUND FLOOR



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

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|-----------------------------------------------------------------|---|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| EU Directive 2002/91/EC | | | |