



Flat 7, Mannington Court Drew Street, Swindon, SN2 2JA
£160,000

SWINDON
HOMES 
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Nestled in the heart of Rodbourne on Drew Street, this charming maisonette presents an excellent opportunity for first-time buyers and investors alike. Built in 1990, this property boasts a well-designed and spacious layout.

The maisonette is ready for immediate occupancy, allowing you to settle in without delay. While it is in good condition, a few minor updates could enhance its appeal and tailor it to your personal taste. The property also benefits from two dedicated parking spaces, a valuable asset in this area.

One of the standout features of this home is the delightful rear courtyard garden, providing an outdoor space for relaxation. The absence of a chain simplifies the buying process, making it an even more attractive proposition.

With its convenient location and potential for personalisation, this maisonette is a fantastic choice for those looking to invest in a property that offers both comfort and convenience. Don't miss the chance to make this lovely home your own.

Entrance Hall

2'7" x 5'1" (0.8 x 1.57)

Window to front, uPVC entrance door, door to kitchen

Kitchen

10'5" x 9'10" (3.2 x 3)

Window to front, units at eye and base level, 1 1/2 basin stainless steel sink, space and plumbing for washing machine, space for fridge freezer, freestanding gas cooker with four burner hob and extractor fan over, Worcester Combi boiler, radiator

Living Room

10'7" x 13'11" (3.25 x 4.26)

UPVC double doors two rear garden, storage cupboard, radiator





Hallway

6'3" into 2'7" x 2'11" into 4'7" (1.93 into 0.81 x 0.9 into 1.42)

Storage cupboard, doors to bedrooms and shower room

Bedroom One

12'0" x 8'7" (3.66 x 2.62)

Window to rear, built-in wardrobe, radiator

Bedroom Two

8'4" x 6'9" (2.55 x 2.08)

Window to front, radiator

Shower Room

5'3" x 6'2" (1.61 x 1.9)

Low level WC, wash basin in vanity unit, shower cubicle, radiator

Rear Garden

Paved rear garden with small storage shed

Parking

Two parking spaces to front of property

Leasehold Term

125 years from 24th June 1990

Service Charge & Ground Rent

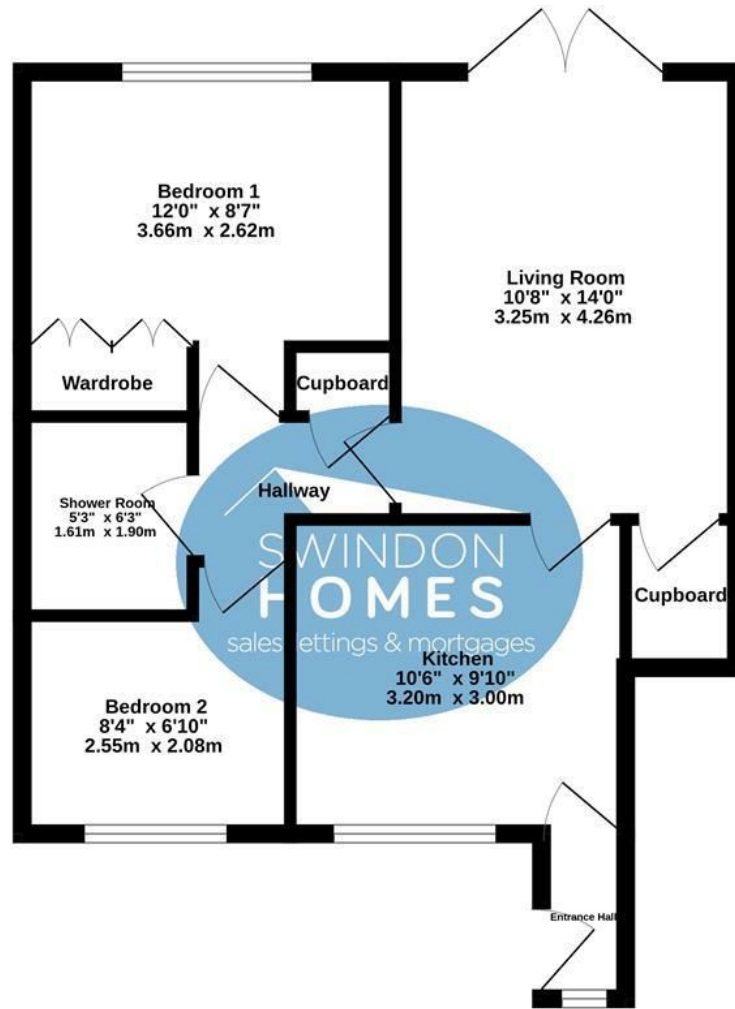
Service Charge - £1980.38 P.A.

Ground Rent - £83.20 P.A.

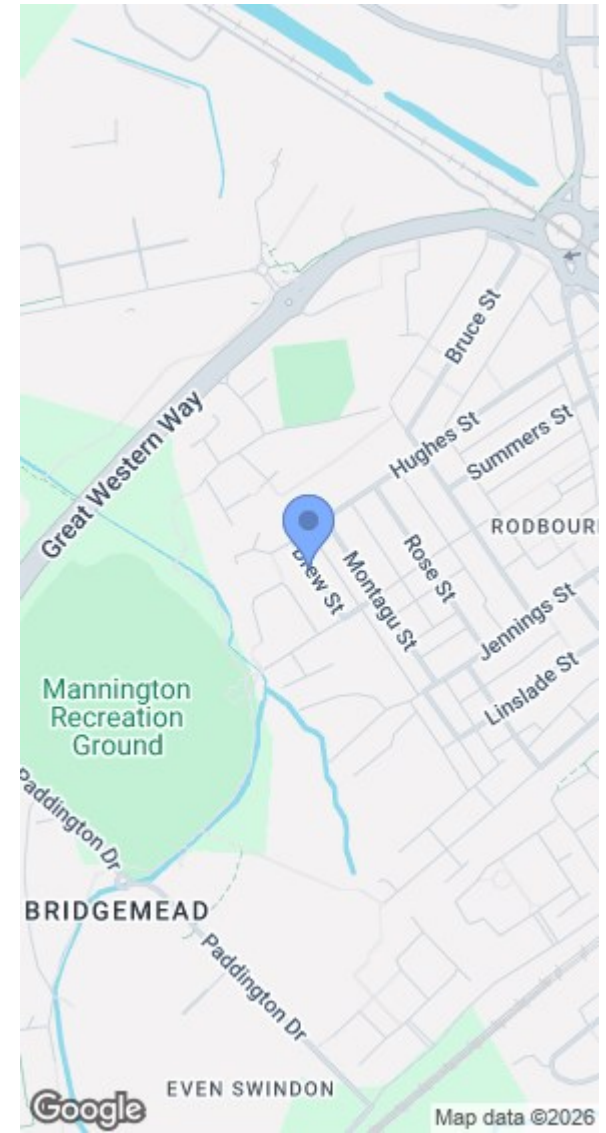




GROUND FLOOR



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