



28 Thomas Edward Coard, Gorse Hill, Swindon, Wilts, SN2 8AB
£850 Per Month

SWINDON
HOMES sales, lettings & mortgages

TO LET

One bedroom, second floor apartment with allocated secure parking

Close to local shops and amenities with bus routes running outside

White goods included

Please note:

Due to the size of this apartment we are unable to accept children.

Due to restrictions on the headlease we are unable to accept pets in this property

In order to pass referencing there must be a household income of over £25,500 P.A.

Communal Entrance

Secure phone entry system for communal entrance from Cricklade Road, stairs to all floors, door to post room and carpark. There is also a lift to all floors with access via the secure carpark.

Entrance Hall

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

Lounge / Kitchen

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

Double Glazed 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, washing machine, fridge/ freezer.





Bathroom

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

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

Bedroom

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

uPVC window to front aspect, wall mounted electric heater.

Parking

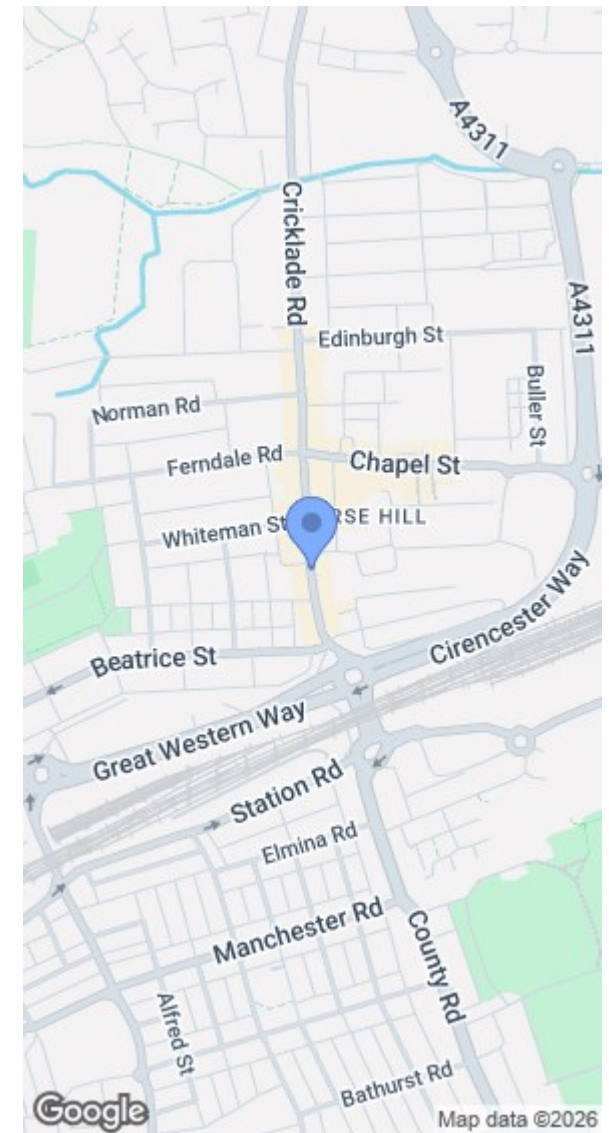
There is an allocated parking space in the ground floor secure carpark.



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	
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