SWINDON HOMES sales, lettings & mortgages

32, Wellington House Wellington Street, Swindon, Wiltshire, SN1 1EB

£89,500

** NO ONWARD CHAIN ** Swindon Homes are pleased to market this third floor, one bedroom apartment situated within walking distance of Swindon Town Centre and Swindon Railway Station.

The accommodation comprises; communal entrance, entrance hallway, lounge, kitchen, bathroom and double bedroom.

Further benefits include electric heating, double glazed windows and allocated parking in the underground car park.

The apartment is very close to most local amenities such as shops, bars, restaurants, gyms and the railway station.

Communal Entrance

Double doors into communal entrance,entrance security system, wall mounted post boxes, access via stairs to all floors, lift to all floors.

Entrance Hallway

11' x 4' into 4' x 6'9 (3.35m x 1.22m into 1.22m x 2.06m)

Main entrance door in hallway, doors to lounge,bedroom and bathroom,storage cupboard housing fuse box.

Lounge / Diner

12' x 11'06" (3.66m x 3.51m)

Double glazed patio doors to front aspect with decorative railings to front, wall mounted electric heater, archway to kitchen, door to hallway.

Kitchen

6' x 7'9" (1.83m x 2.36m)

A modern fitted kitchen with a selection of cream units at both eye and base level with matching rolled top work surfaces, stainless steel single bowl sink unit with mixer tap over and splash backs behind, integrated New World electric hob with extractor over and electric oven under,space for fridge, space and plumbing for washing machine, arch way to lounge / diner.

Bathroom

7'4" x 5'9" (2.24m x 1.75m)

A modern white suite comprising panelled bath with shower over, shower screen,part tiled wall, low level WC, pedestal wash basin, heated towel rail,new flooring, door o hallway.

Double Bedroom

3' x 4' into 8'9" x 9'2" (0.91m x 1.22m into 2.67m x 2.79m)

Double glazed window to front aspect, wall mounted electric wall heater, single built in wardrobe, airing cupboard housing immersion tank plus shelves for storage, door to hallway.

Allocated Parking

There is one allocated parking space with this property.

Lease Info

999 Year lease from 1/7/2004

Service charge is approx. £1882.12 P/A
Ground rent is approx. £325 P/!

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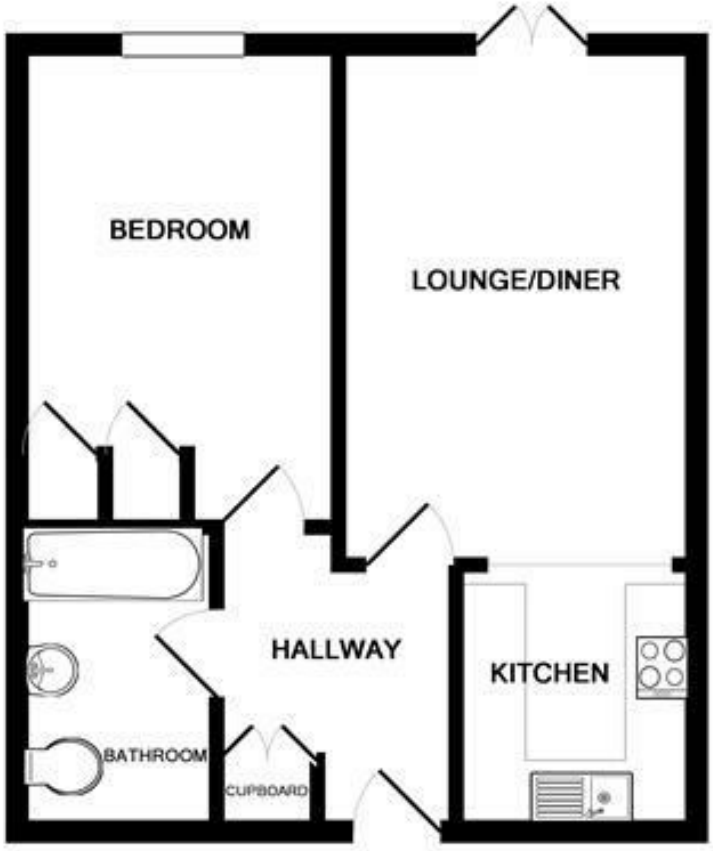

TOTAL APPROX. FLOOR AREA 522 SQ.FT. (48.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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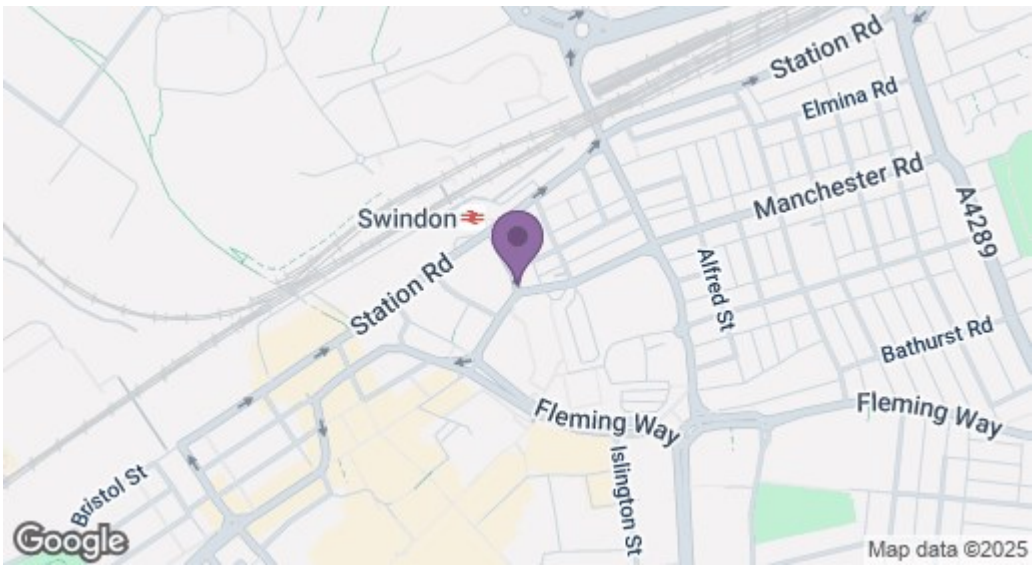

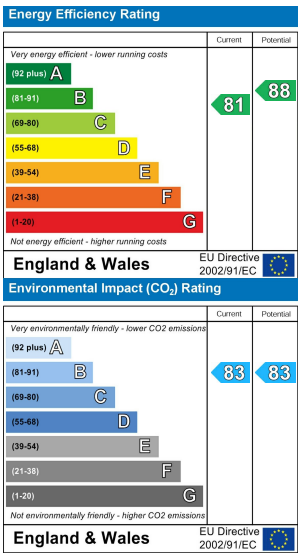

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