



## **11, Linden Court Holbrook Way, Swindon, Wiltshire, SN1 1BE** **Offers In Excess Of £145,000**

Swindon Homes are pleased to market this modern two double bedroom first floor apartment located very close to Swindon Town Centre. The accommodation comprises : secured main entrance, entrance hall, large lounge/diner, fitted kitchen with appliances, two double bedrooms [ one with en-suite bathroom ] plus a separate bathroom. Further benefits include gas central heating , double glazed windows and allocated gated parking for one car. There is also a lift. The apartment is close to the town centre, Swindon railway and bus station.



### Communal Entrances

There are three entrances to the property, one from the front, one to one side and the other from the gated carpark. This entrance has access to the lift as well as stairs to all floors. All entrances are secure.

### Apartment Entrance

From the end of the first floor corridor is the entrance door to the apartment. This corridor runs the width of the block and has access to all stairs to the entrances and the lift.

### Entrance Hallway

From entrance door radiator, wall mounted secure entrance phone, door to lounge, walk in cupboard. doors to both bedrooms and bathroom.

### Lounge/Dining Room

16'7 x 14'2 (5.05m x 4.32m)

Double doors to Juliet balcony, three radiators, archway to kitchen.

### Fitted Kitchen

10'4 x 6'10 (3.15m x 2.08m)

a Modern fitted kitchen with a range of wall & base units with matching work surfaces. an part tiled walls, one and a half bowl sink unit with mixer tap over, integrated fridge / freezer, integrated electric hob with oven under and extractor hood over, integrated washing machine and dishwasher.

### Bedroom 1

18'6 x 9'0 (5.64m x 2.74m)

Overhanging bay window, radiator, door to ensuite bathroom, storage cupboard with wall mounted gas boiler and shelves for clothes.



### **En- Suite Bathroom**

A matching bathroom suite comprising panelled bath with shower attachment, pedestal wash basin, low level w.c, part tiled walls, extractor fan, electric shaver point, laminate floor.

### **Bedroom 2**

14'2 x 8'10 (4.32m x 2.69m)

Overhanging bay window, radiator.

### **Bathroom**

A modern bathroom suite comprising corner shower cubicle., pedestal wash basin., low level w.c extractor fan. electric shaver point. radiator. door to airing cupboard housing hot water tank.

### **Parking**

Allocated parking. for one car in gated parking area.

### **lease and charges**

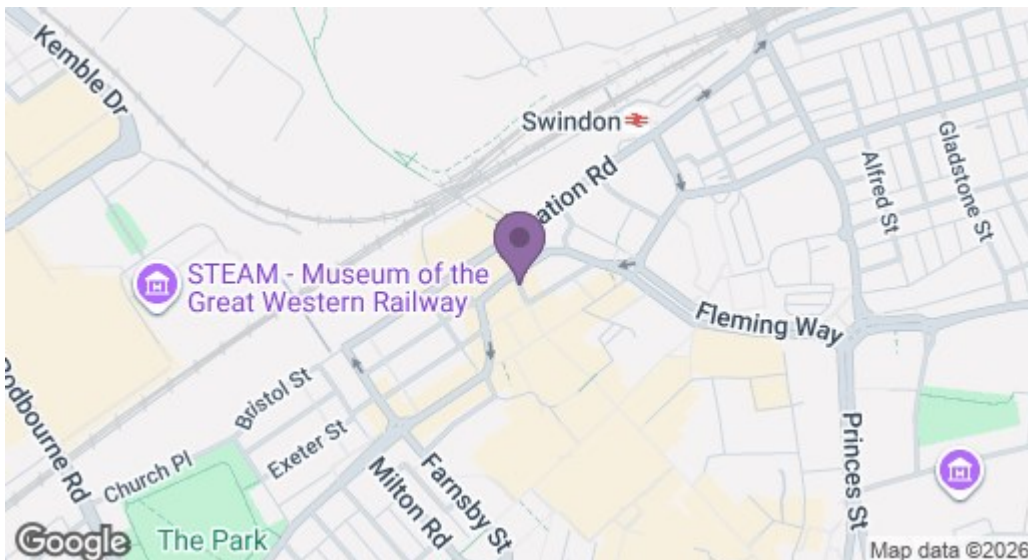
Ground rent- £62.50 paid twice a year

Maintenance charge - Between £1100 - £1200 per year, depending on maintenance works carried out.

Lease- 126 years left to run (subject to confirmation from solicitor)

Owners are also liable for insurance payments





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		81	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C		83	84
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	