



**32, Wellington House Wellington Street, Swindon, Wiltshire, SN1 1EB**  
**£800 Per Month**

**SWINDON**  
**HOMES**   
sales, lettings & mortgages

A third-floor, one bedroom apartment situation in Wellington House, Town Centre.

The property comprises: Entrance hall, living room with Juliet balcony, kitchen, bedroom, bathroom.

This property also benefits from one parking space in the secure underground car park below the block.

The flat is situated across the road from the train station and is also near to local shops and amenities.

This property has electric heating

Please note: To pass referencing the household income must be £28,000 P.A. or above.

#### **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**

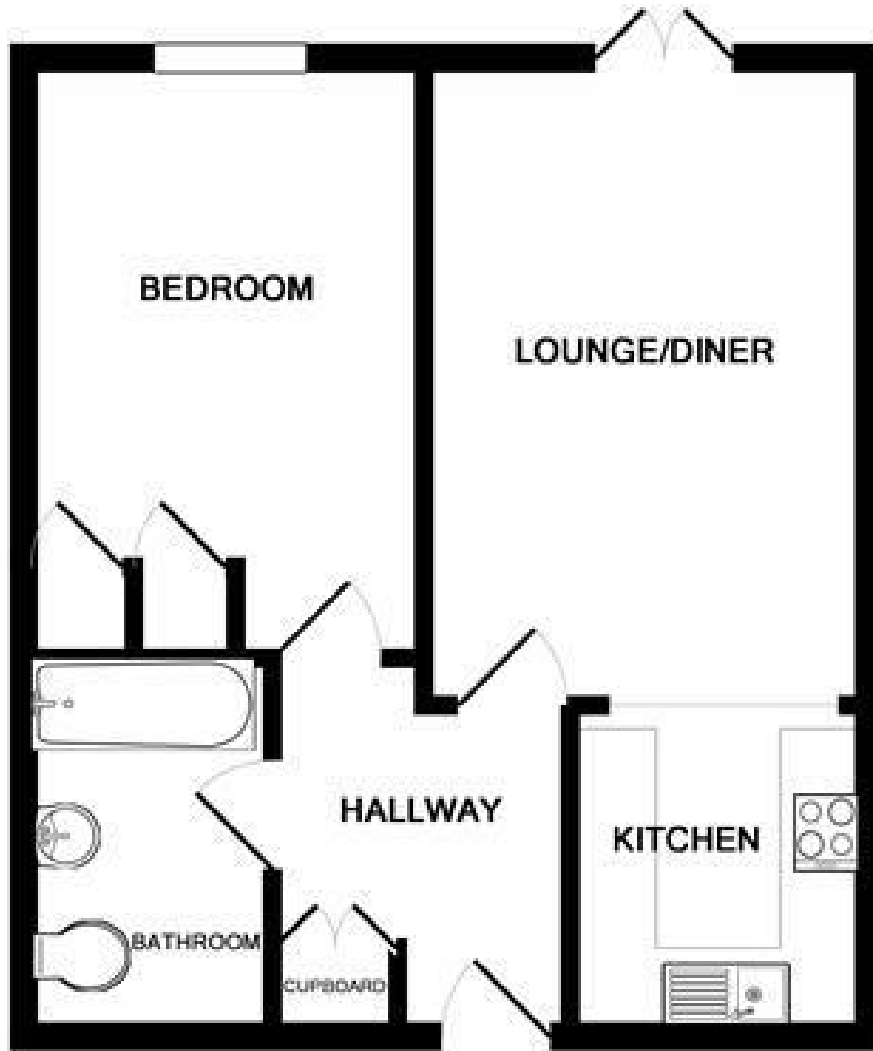
3' x 4' into 8'9" x 9'2" (0.91m x 1.22m into 2.67m x 2.79m)

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.

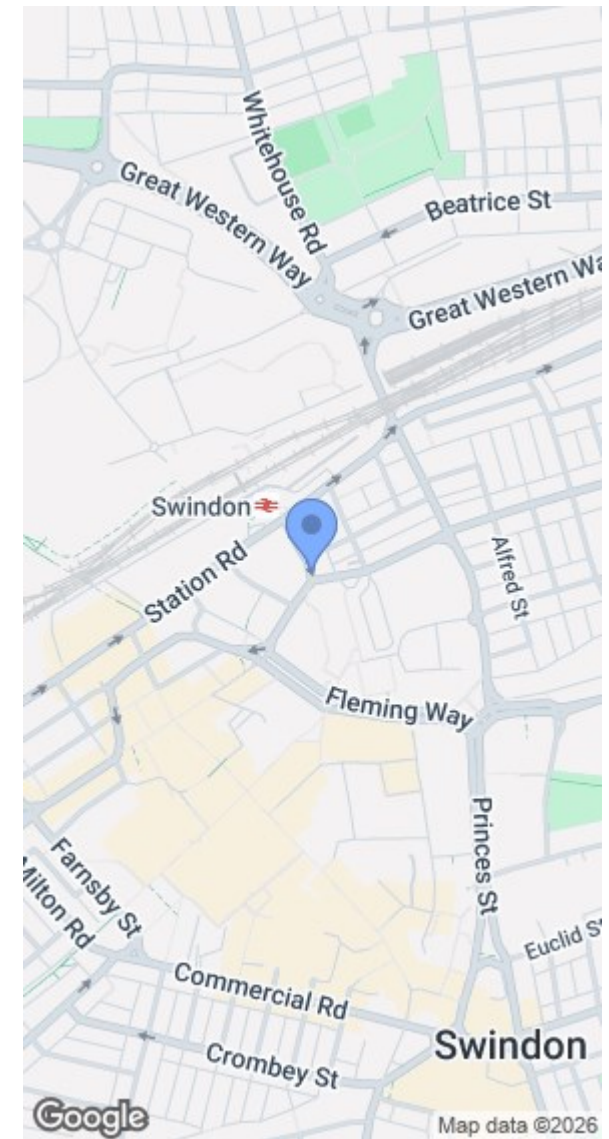




TOTAL APPROX. FLOOR AREA 522 SQ.FT. (48.5 SQ.M.)

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