



Horsham Road, Park South, Swindon, SN3 2FL

£137,500  
(Subject to Contract)

*Hanley's*

## Horsham Road Park South Swindon SN3 2FL

A well presented two bedroom first floor apartment situated in a popular location close to local amenities, schools and college. Excellent road access is afforded to the A419 and M4 Junction 15 and Swindon Central train Station with direct train to London Paddington c. 2.4 miles away. The spacious accommodation comprises: entrance hall with storage, living/dining room open to the kitchen with built in oven, hob and extractor fan over, bathroom with shower over the bath and two double bedrooms. The property further benefits from electric storage heating and double glazing. Outside to the rear is an allocated parking space for one vehicle.

Leasehold property. A lease of 125 years was granted from 1st January 2007. There is a management charge of £2,000 per annum. Ground rent: £250 per annum.



**1 Bathroom**



**2 Bedrooms**



**1 Reception**

**EPC: C 79**

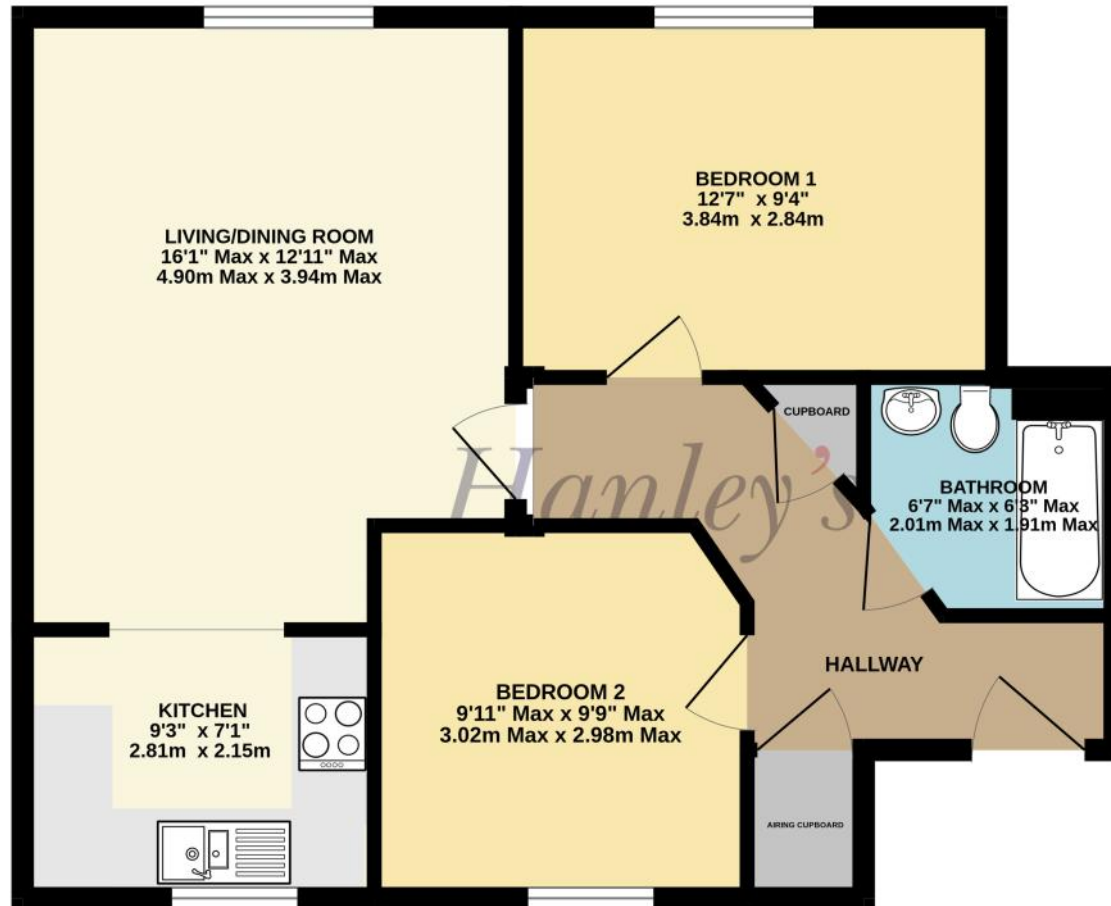
**Council Tax Band: B**

**Tenure: Leasehold**



**DISCLAIMER.** These particulars, whilst believed to be accurate are set out as a general outline for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Floor plan measurements and distances are approximate only. We have not carried out a detailed survey nor tested the services, appliances or specific fittings. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

FIRST FLOOR APARTMENT  
603 sq.ft. (56.0 sq.m.) approx.



TOTAL FLOOR AREA : 603 sq.ft. (56.0 sq.m.) approx.

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