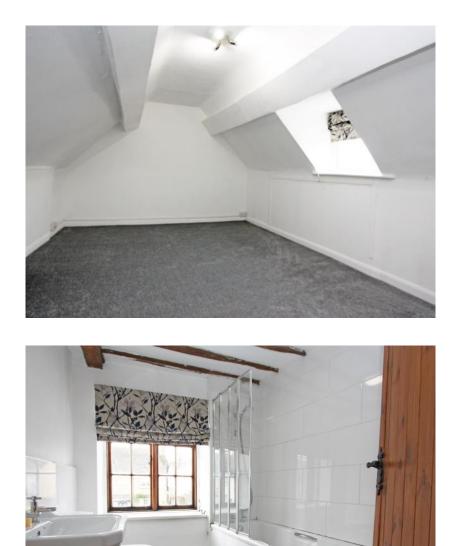




Swindon Street, Highworth, Swindon, SN6 7AH

A Grade II listed two bedroom first floor flat situated in the heart of Highworth just a short walk from the High Street. The spacious accommodation which is set over two floors comprises: Entrance lobby, living room, kitchen/breakfast room with built-in oven, hob and extractor fan over, steps down to bedroom two with exposed timbers and bathroom with shower over the bath. An enclosed staircase leads to bedroom one with fitted wardrobes. The property further benefits from gas radiator central heating and part double glazing and is offered for sale with **NO ONWARD CHAIN.** The flat will be sold on a 999 year lease with a peppercorn ground rent with an annual service charge of £725. Council Tax Band: A. EPC D 57. Tenure: Leasehold.





FIRST FLOOR 549 sq.ft. (51.0 sq.m.) approx.

> BEDROOM 1 17'2" Max x 10'6" Max 5.23m Max x 3.20m Max

SECOND FLOOR 165 sq.ft. (15.3 sq.m.) approx.

TOTAL FLOOR AREA: 714 49,01, (66.3 sg, m) approx. We have a set of the set on wate to exceed with the torogran occatation them. Resourcements of doors, whole water and the set of the torogran occatation and a such to any consistence or ensistence. This pain as for this sets approximate and no responsibility is taken to any error, and the set of the set

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