



Lynmouth Road, Swindon, SN2 2DH

£170,000  
(Subject to Contract)

*Hanley's*



## Lynmouth Road Swindon SN2 2DH

A well presented two bedroom apartment situated within a short walk of local amenities, local shops and schools with the Great Western Designer Outlet shopping centre a stones throw away. Set on the third floor the property offers far reaching views and has well afforded access to Swindon Central train station with direct train to Paddington C. 1 mile away. The spacious accommodation comprises: Entrance hall, fitted kitchen with built-in oven, gas hob and extractor fan over, living/dining room, two bedrooms and bathroom with bath and shower over. Further benefits include gas radiator central heating, double glazing and large garage with workshop to the rear with power, light and parking to the front. The property is offered for sale with no onward chain.

Leasehold property. A lease of 999 years was granted from 1st January 2002. There is a half yearly service charge currently £1,005.27 (1st January to 30th June 2025). Ground rent: £201 per annum.



**1 Bathroom**



**2 Bedrooms**



**1 Reception**

**EPC: C 77**

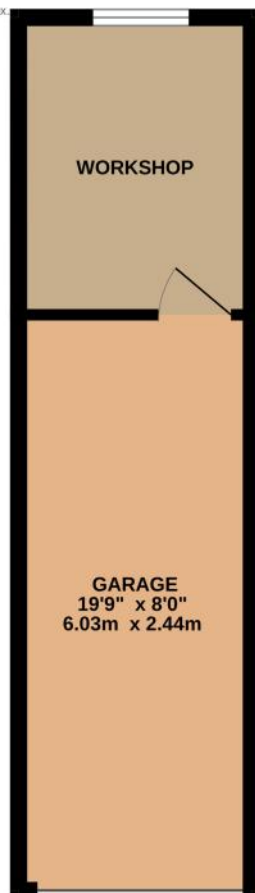
**Council Tax Band: C**

**Tenure: Leasehold**

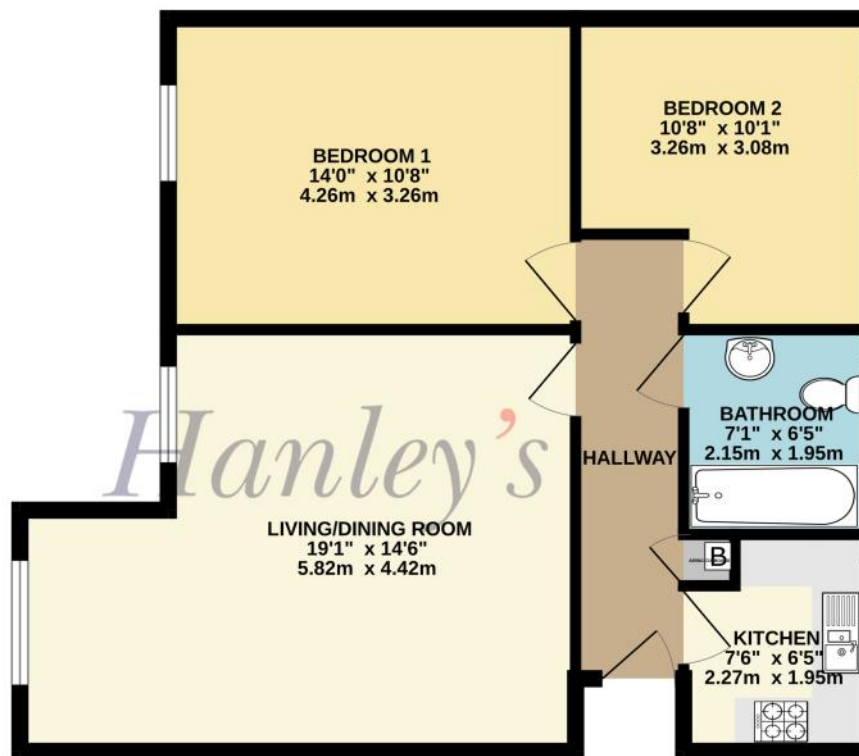


**DISCLAIMER.** These particulars, whilst believed to be accurate are set out as a general outline for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise 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.

GROUND FLOOR  
240 sq.ft. (22.3 sq.m.) approx.



THIRD FLOOR  
640 sq.ft. (59.5 sq.m.) approx.



TOTAL FLOOR AREA : 880 sq.ft. (81.8 sq.m.) approx.

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