

£134,950 (Leasehold)

*Hanley's*



## 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.

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



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TOTAL FLOOR AREA : 714 sq.ft. (66.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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