



Flat 11, Empire Court Clarence St, Swindon, Wiltshire, SN1 2JF
£109,995

SWINDON
Homes Direct

NO ONWARD CHAIN. Swindon Homes are pleased to market this well presented one bedroom 2nd floor apartment situated just off Regent Circus in Swindon town centre. The accommodation comprises communal entrance hall with stairs to all floors, apartment entrance hallway, lounge / diner, kitchen, double bedroom and bathroom. Further benefits include electric central heating, uPVC double glazed windows and secure entrance system. Old Town and Swindon town Centre, are only a stones throw away. There are great access links through to both J15 & 16 of the M4 and the Great Western hospital is only a ten minute drive away. The Town centre and Old Town shopping areas are only a short walk away where you will find all the necessary amenities and leisure facilities plus a number of nice pubs, coffee shops and restaurant's. Swindon offers a mainline railway station London to Paddington in c.55mins. There is also residents parking permits available via the local council.

Communal Entrance

Secure main entrance with phone entry, lobby with wall mounted mail boxes, entrance to bin store, stairs to all floors with landings to apartments.

Apartment Entrance Hall

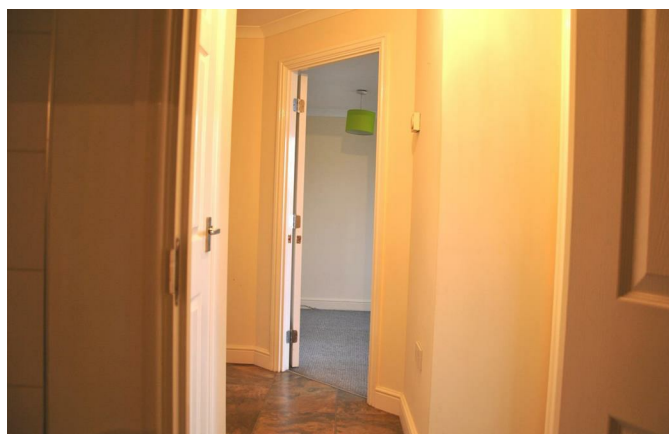
4'9" into 2'6" increasing to 4'09" x 5'3" (1.45m into 0.76m increasing to 1.45m x 1.60m)

uPVC entrance door, doors to lounge, airing cupboard housing electric Aztec boiler, bathroom and bedroom, wall mounted security phone.

Lounge / Diner

14'9" x 11'6" (4.50m x 3.51m)

uPVC double glazed window with fitted blinds to front aspect, radiator, door to hallway, doorway to kitchen.





Kitchen

6'9" x 7' (2.06m x 2.13m)

A modern fitted kitchen with light oak coloured units at both base and eye level, matching rolled top surfaces and part tiled walls, one and a half bowl stainless steel sink unit with mixer tap over. space and plumbing for washing machine [although there is already one there] integrated fridge and electric hob and oven with extractor over, ceiling down lights, doorway to lounge.

Bathroom

6'5" x 5'9" (1.96m x 1.75m)

A modern fitted white bathroom suite comprising panelled bath with mixer taps and separate shower over, shower screen and part tiled walls, low level WC, pedestal wash basin, heated towel rail, ceiling down lights, door to hallway.

Double Bedroom

7'6" x 12'7" (2.29m x 3.84m)

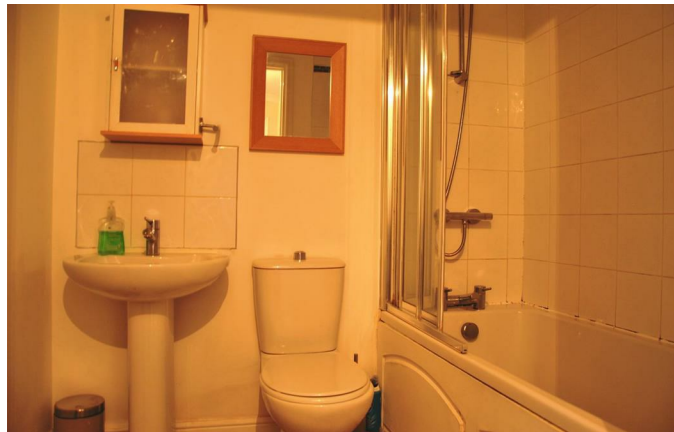
uPVC double glazed window with fitted blinds to front aspect, storage cupboard, door to hallway.

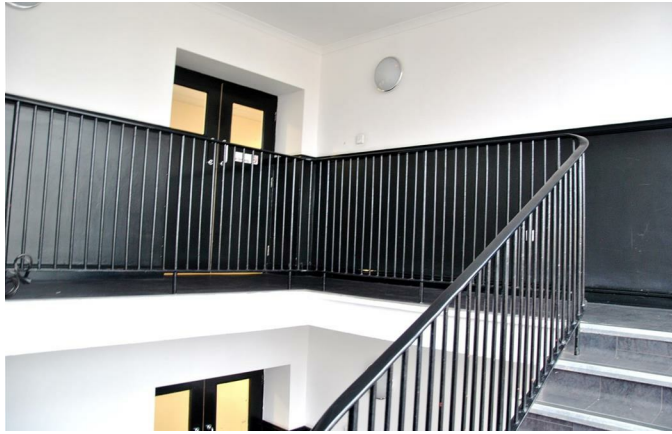
There is approx. 990 years left on the lease .

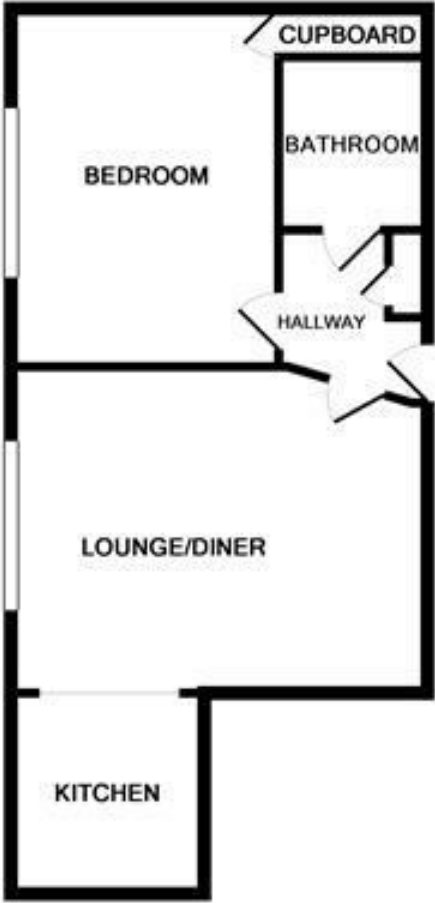
The management cost is approx. £140 per quarter.

The buildings insurance is £119 per ann.

There is residential permit parking available via the council.







TOTAL APPROX. FLOOR AREA 403 SQ.FT. (37.5 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 is given as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus)		
A	(81-91)		
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(21-38)		
F	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus)		
A	(81-91)		
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(21-38)		
F	(1-20)		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	