



11 The Heights, Swindon, Wiltshire, SN1 4NN

£79,995



NO ONWARD CHAIN. Swindon Homes Direct are pleased to market this well presented one bedroom ground floor flat situated in a quiet location in the Heights area of Old Town Swindon. The accommodation comprises; entrance hall, lounge /diner, kitchen, a double bedroom, bathroom and storage cupboards. Further benefits include electric heating, uPVC double glazed windows and doors, plus off road parking. This property is conveniently located within walking distance of local shops, bus routes and Swindon town centre. This is an ideal purchase for a first time buyer or investor.

Entrance Hall

6'6" x 2'8" (1.98m x 0.81m)

Half glazed uPVC white entrance door, doors to storage cupboard, airing cupboard, lounge and bathroom.

Bathroom

5' x 6'6" (1.52m x 1.98m)

uPVC double glazed opaque window to side. A modern white bathroom suite comprising low level WC, pedestal wash hand basin, panelled bath with shower over, extractor fan, door to hallway.

Lounge

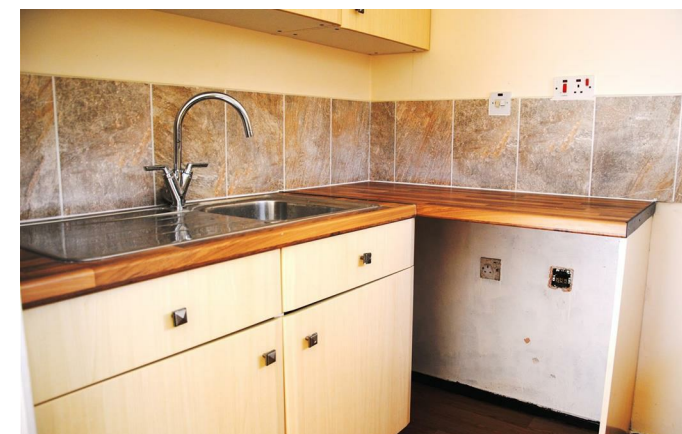
13' x 9'5" (3.96m x 2.87m)

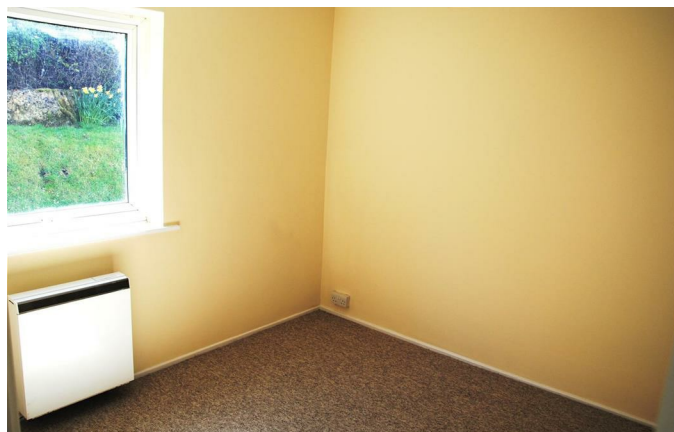
uPVC double glazed window to rear aspect, wall mounted electric heater, doors to bedroom and kitchen.

Kitchen

7'8" x 6' (2.34m x 1.83m)

uPVC double glazed window to side aspect. A modern fitted kitchen with cream units at both eye and base level, matching rolled top work surfaces and part tiled walls, stainless steel single bowl sink unit with mixer tap over, space and plumbing for washing machine, space for fridge / freezer, space for standalone electric cooker, laminate floor. door to lounge.





Bedroom

10'5" x 9'5" (3.18m x 2.87m)

uPVC double glazed window to rear aspect , smaller window to side., wall mounted electric heater, storage cupboard, door to lounge.

Communal Space

There are communal gardens all around the property with trees tom the rear.

Parking

There are plenty of parking spaces to the front of the property for both owners and visitors.

Lease and Charges

The lease has 60myears to run.

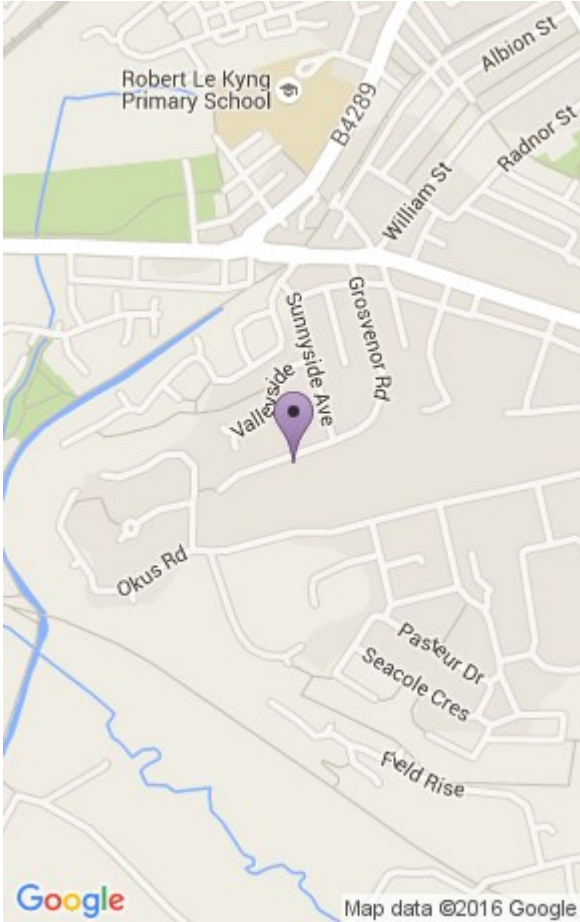
The Service Charge is approx. £800 per ann.

Ground rent is approx. £145 per ann.





Home Buying and Selling made Easy



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) G		
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) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		