



91 Copse Avenue, Swindon, Wiltshire, SN1 2PW

£91,995



Swindon Homes are pleased to market this very well presented one bedroom ground floor apartment situated in a quiet cul-de-sac off Shrivenham road Swindon. The accommodation comprises communal entrance door to reception area with stairs to all floors, apartment entrance, lounge, kitchen / dining area, inner lobby, double bedroom and bathroom. Further benefits include two year old double glazed windows and doors, two year old wall insulation, new electric radiators, allocated parking for one car plus additional parking for visitors. The property is close to local shops, the railway station and within walking distance of the town centre. This property would make an ideal purchase for a first time buyer or an investor to rent out.

#### Communal Entrance

uPVC half glazed entrance doors to communal lobby, stairs to remaining floors.

#### Lounge Area into Kitchen/ Dining Area

15'5" x 11'5" (4.70m x 3.48m)

uPVC entrance door from entrance lobby, uPVC double glazed window to front and uPVC opaque glazed window with fitted blinds to rear aspect, wall mounted electric radiator, laminate flooring. To the rear of the room is the kitchen area with modern fitted light oak coloured units to both base and eye level, matching rolled top work surfaces and part tiled walls, one and a half bowl ceramic sink unit with mixed tap over, space for electric cooker and fridge freezer, space and plumbing for washing machine, wall mounted breakfast bar with seating for two, wall mounted storage box housing electric meter, door to inner lobby.

#### Inner Lobby

2'6" x 2'7" (0.76m x 0.79m)

Inner lobby with doors to bathroom and bedroom, laminate floor.





### Double Bedroom

9'6" x 9'7" (2.90m x 2.92m)

uPVC double glazed window to front aspect, part wood panelled walls, electric radiator, ceiling fan, door to inner lobby.

### Bathroom

5'4" x 6'4" (1.63m x 1.93m)

uPVC double glazed opaque window to rear aspect. A modern white bathroom suite comprising low level WC, wall mounted wash basin with storage unit under, panelled bath with mixer tap and wall mounted electric Mira shower over, shower curtain, part tiled walls, door to inner lobby.

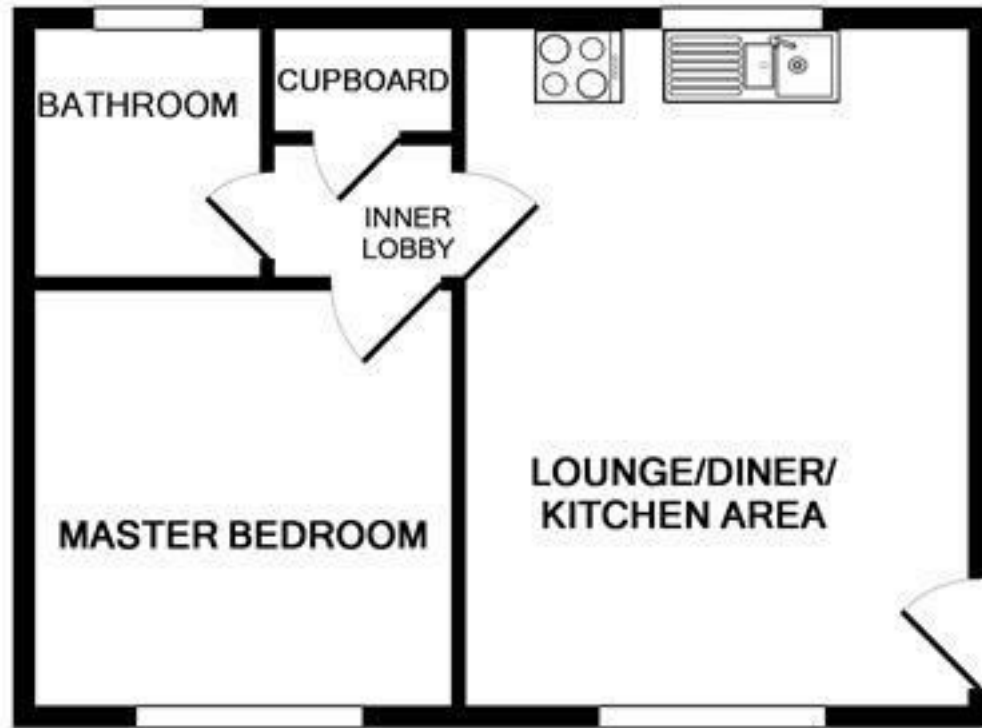
### Allocated Parking

Allocated parking is to the side of the property. There is plenty of additional parking for visitors available also.

The Lease has 65 Years to Run

The Management Charge is approx. £80 per Month.

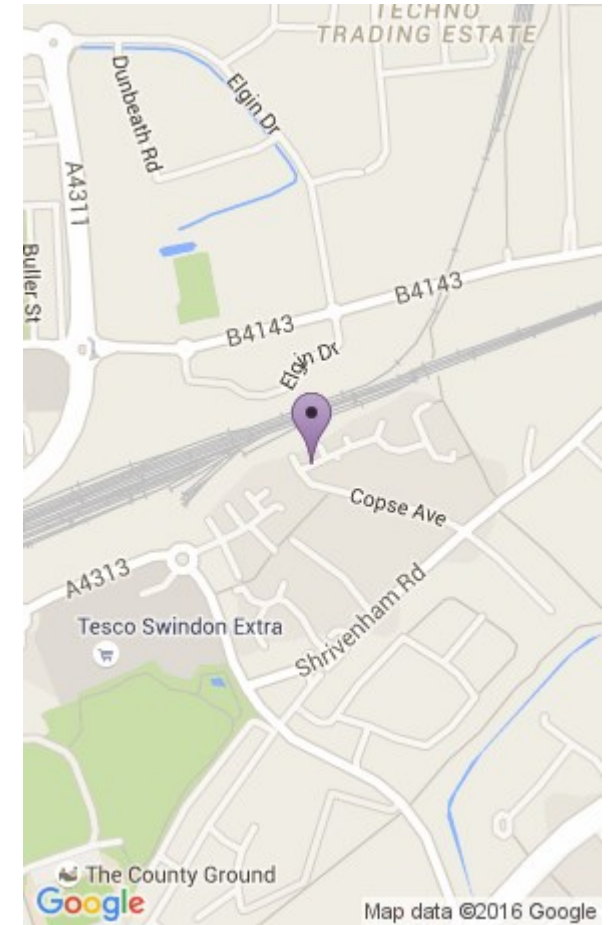




TOTAL APPROX. FLOOR AREA 327 SQ.FT. (30.3 SQ.M.)

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 as to their operability or efficiency can be given

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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>92</b>	(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>		(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>	<b>52</b>	<b>58</b>
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		