



46 Marney close, Grange park, Swindon, Wilts, SN5 6AW

£78,995



NO ONWARD CHAIN. Swindon Homes are pleased to market this first floor, Barrett built, studio apartment located in Grange Park Swindon. The accommodation comprises of a shared entrance hall and staircase leading to a first floor foyer with the entrance door opening into the main living area. There is also a separate kitchen, dressing room and shower room. Further benefits include Economy 7 storage heaters, uPVC double glazed windows and allocated parking to the front of the property. There are local shops and bus routes close by. This studio is situated to the rear of the building. The lease has to run and the management charge is per ann.

Communal Entrance

Double entrance doors into down stairs lobby, stairs to all floors.

Studio Entrance

From stairs through double doors to foyer and studio entrance door, uPVC window to rear aspect.

Living Room

14'6" x 8'6" (4.42m x 2.59m)

Two uPVC windows to rear aspect, wall mounted storage heater, door to kitchen and dressing room, carpet tiles, space for double bed.

Kitchen

6' x 8'6" (1.83m x 2.59m)

uPVC double glazed window with roller blind to side aspect. A fitted kitchen with a selection of units at both eye and base level with matching rolled top work tops and part tiled walls, stainless steel sink unit, space for standalone cooker, space and plumbing for washing machine, space for fridge / freezer, cupboard housing immersion heater. thermo plastic flooring.



Dressing Room

4'6"6" (1.37m'1.83m)

Wall mounted fuse box, double fitted wardrobe, door to shower room.

Shower Room

4' x 6'6" (1.22m x 1.98m)

White low level WC, wall mounted wash basin with shelf over, fully tiled shower enclosure with electric shower and side curtain, wood effect lino flooring, sliding door to dressing area.

Communal Gardens

Mainly laid to lawn with mature trees and shrub borders. All maintained by management company and ground floor owners.

Parking

Allocated parking space to the side of building plus additional spaces for visitors.

Fees and charges

The Lease has 963 years to run.

Management charge is paid twice yearly approx. £34.60 x two.

Buildings Insurance is approx. £141 per ann

Ground Clearance fee is approx. £90 per ann

Annual Inspection fee is approx. £30m per ann

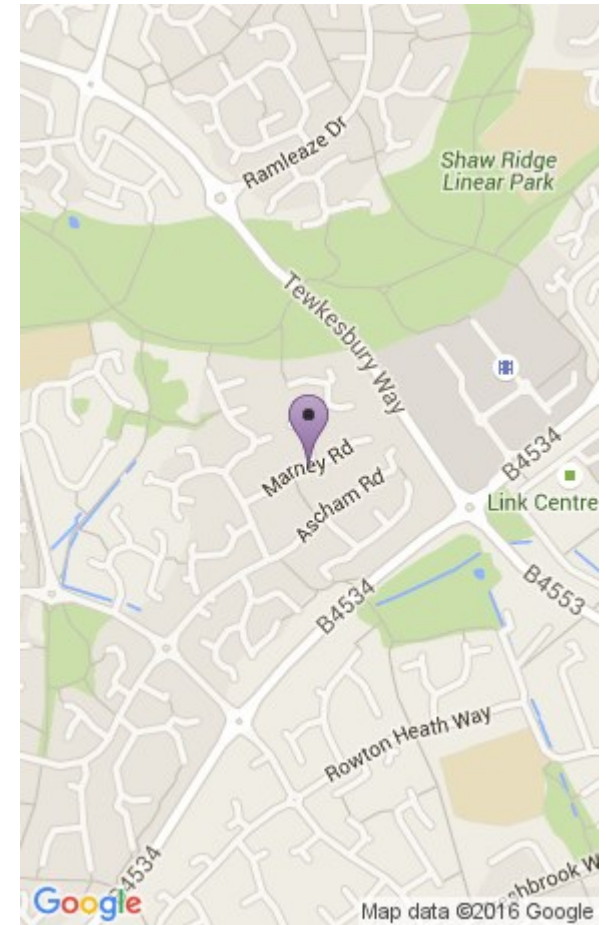
Health and Safety Inspection £6-00 per ann



TOTAL APPROX. FLOOR AREA 250 SQ.FT. (23.2 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 ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	