



30 Barnum Court, Rodbourne, Swindon, Wiltshire, SN2 2AP

£94,995

SWINDON
Homes Direct

RENTED AT PRESENT . NO ONWARD CHAIN. Swindon Homes are pleased to market this well presented spacious one bedroom 1st floor apartment situated in Barnum Court, Swindon. The accommodation comprises; communal entrance hall with stairs to all floors, doors to landing with two flat entrance doors, wall mounted electric box, entrance door , hallway, storage cupboard, bathroom, double bedroom, lounge/diner and kitchen. Further benefits include uPVC double glazed windows and doors, electric heating, secure entrance system with new communal front doors. There are only six flats to each block with plenty of parking for owners and visitors. There are local amenities near by such as shops , bus routes and schools plus Swindon Town Centre and Swindon Outlet Village. The lease is approx. 80 years long, with the management charge being approx £90 per month, although this is being reduced to £75 this year.

Communal Entrance

New uPVC double glazed entrance doors, secure key fob entrance system with phone in the flat, stairs to all floors. The communal areas are cleaned weekly.

Flat Entrance Hall

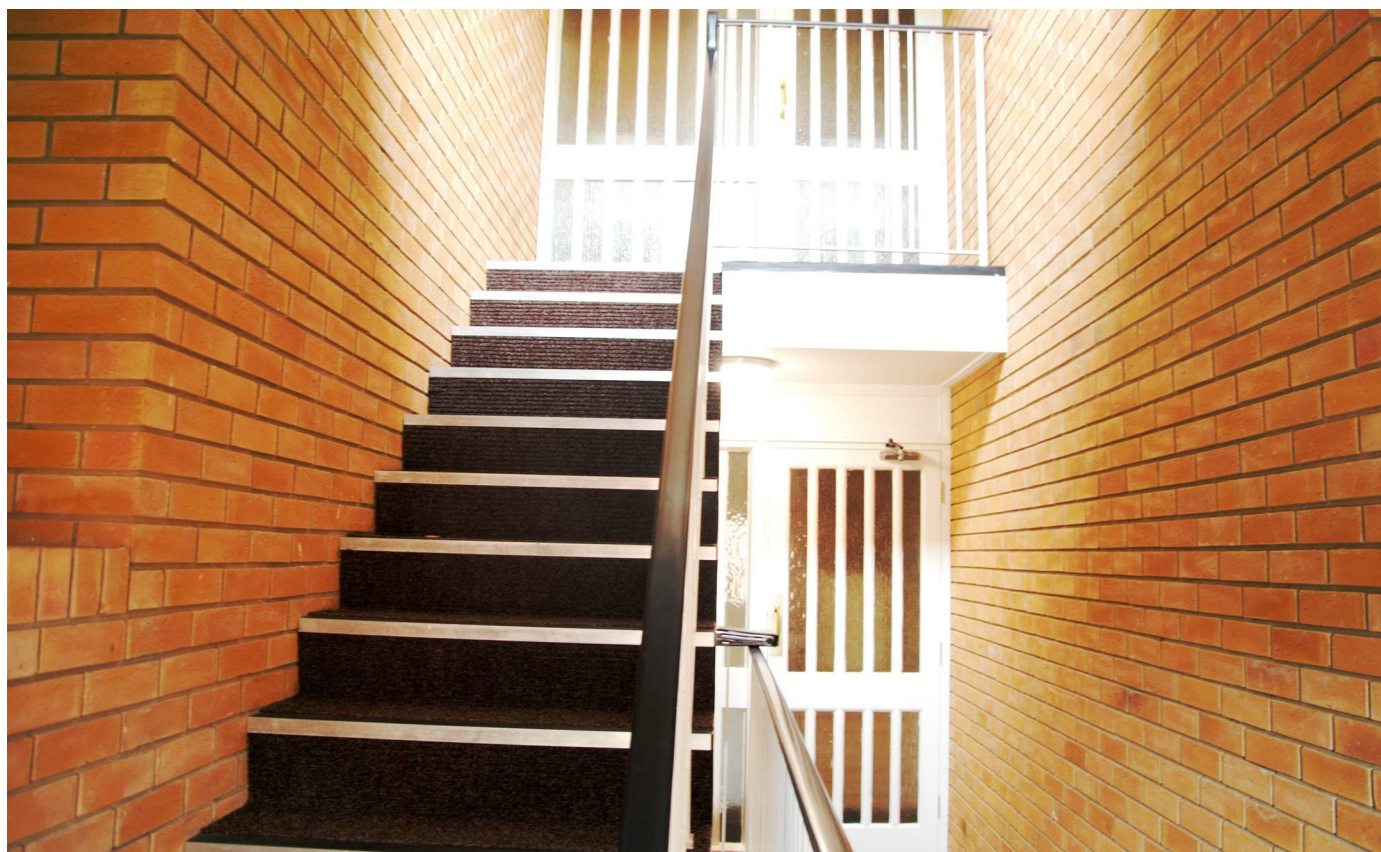
3'8" x 6'6" (1.12m x 1.98m)

uPVC entrance door, wall mounted phone for secure entrance system, large storage cupboard, doors to bathroom, bedroom and lounge / diner, wall mounted economy 7 storage heater.

Bathroom

7' x 3'10" into 6'6" (2.13m x 1.17m into 1.98m)

A modern white bathroom suite comprising panelled bath with electric shower over, shower curtain, low level WC, pedestal wash basin, matching part tiled walls, airing cupboard housing immersion tank, wall mounted fan heater, door to hallway.





Lounge / Diner

18'1" x 9'8" (5.51m x 2.95m)

uPVC double glazed window to rear aspect, wall mounted economy seven heater, TV point, archway to kitchen.

Kitchen

9'1" x 6'6" (2.77m x 1.98m)

uPVC double glazed window to rear aspect. A modern fitted kitchen with a range of white units at both eye and base level, matching rolled top work surfaces and part tiled walls, one and a half bowl ceramic sink unit with mixer tap over, integrated electric oven and hob with extractor over, space and plumbing for washing machine, space for fridge freezer, archway to lounge/diner.

Double Bedroom

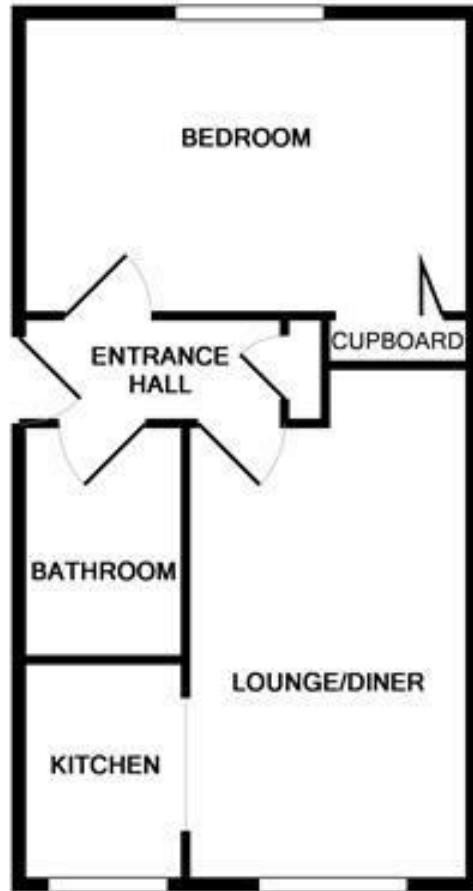
10'3" x 12'8" (3.12m x 3.86m)

uPVC double glazed window to front aspect, wall mounted electric economy 7 heater, built in wardrobe with folding doors, door to hallway.

Parking and Grounds

There are landscaped gardens around the blocks of flats and houses. There is plenty of parking to the rear and side of the property.

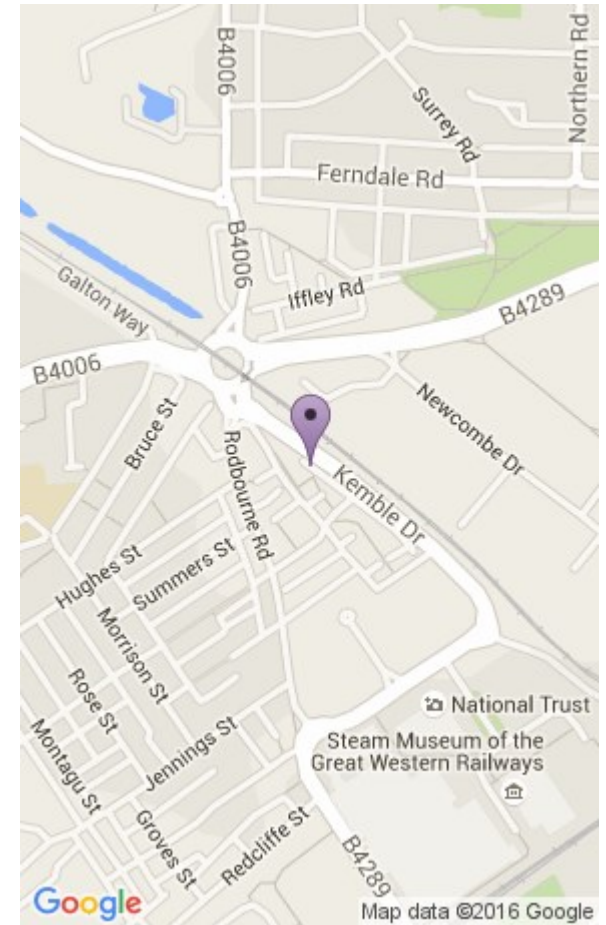




TOTAL APPROX. FLOOR AREA 453 SQ.FT. (42.1 SQ.M.)

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	