



3 Kingshill Court, Swindon, Wilt, SN1 4LD  
£129,950

SWINDON  
Homes Direct



LANDLORD REQUIRED TO PURCHASE THIS TENANTED PROPERTY FOR SALE . Tenanted Property for Sale. Swindon Homes are pleased to market this two bedroom ground floor apartment situated near the to Swindon town centre and Swindon old town. The accommodation comprises; communal entrance,private entrance hall, bathroom, two double bedrooms, large lounge / diner and fitted kitchen. Further benefits include electric heating, uPVC double glazed windows, allocated parking with visitor spaces and a communal garden. This property is close to the town centre and old town, local bus routes and has easy access to the railway station and M4 if required.

#### **Communal Entrance Hall**

15' x 4' (4.57m x 1.22m)

From rear car park main entrance door to block with coded entrance system, stairs to first floor, hallway to both ground floor apartments, wall mounted electric boxes.

#### **Private Entrance Hall 'L' shaped**

7'4" x 3' into 7'4" x 3' (2.24m x 0.91m into 2.24m x 0.91m)

Apartment entrance door leading to 'L' shaped hallway, wall mounted storage heater, wall mounted fuse box, doors to bathroom, two bedrooms, lounge and airing cupboard housing immersion tank.

#### **Bathroom**

6'102 x 6'4" (1.83m x 1.93m)

A modern white bathroom suite comprising low level WC, pedestal wash basin, walk in shower with tiled splash backs, wall mounted electric heater, part tiled walls and tiled floor, door to hallway.

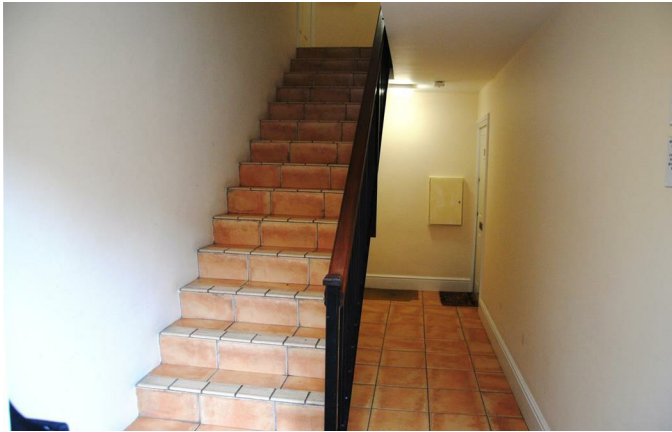
#### **Bedroom Two**

9'7"x 6'6" (2.92mx 1.98m)

uPVC double glazed window to rear aspect, wall mounted electric heater,door to hallway.







### Bedroom One

9'7" x 13' (2.92m x 3.96m)

uPVC double glazed window to rear aspect, wall mounted electric heater, built in double and single wardrobe, door to hallway.

### Lounge / Diner

10'9" x 20' (3.28m x 6.10m)

Two uPVC double glazed windows to front aspect, wall mounted electric heater, storage cupboard, door to hallway, arch to kitchen.

### Fitted Kitchen

6'10" x 9'3" (2.08m x 2.82m)

A modern fitted kitchen with units at both eye and base level, matching rolled top work surfaces and part tiled walls, single bowl stainless steel sink unit with mixer tap over, integrated electric hob and oven with extractor over, integrated fridge / freezer, space and plumbing for integrated dishwasher and washing machine.

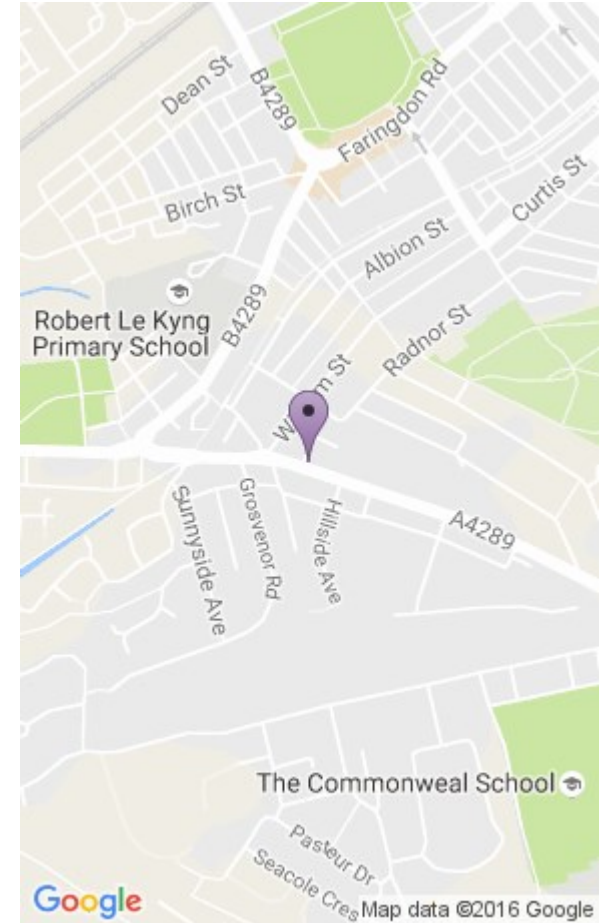
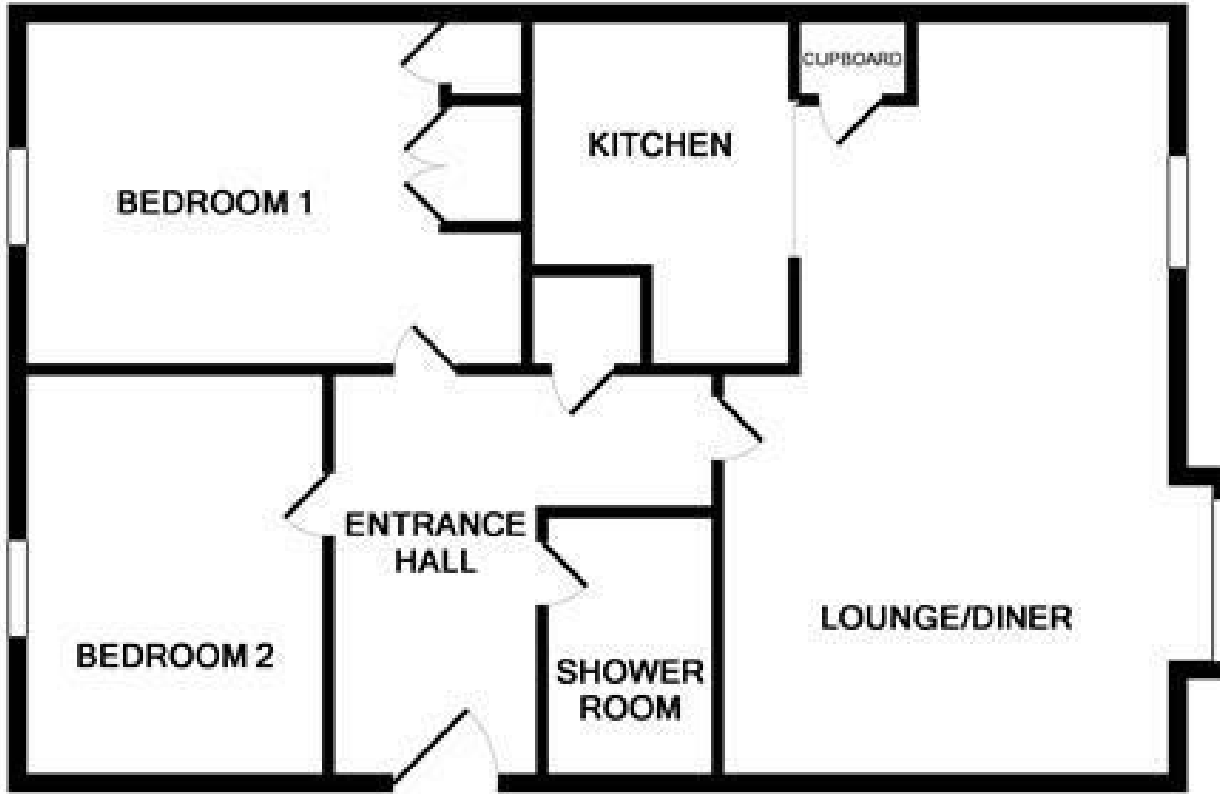
### Parking and Communal Gardens

Allocated parking is to the rear of the property with visitors spaces available also. Communal gardens to front of property with shrub and flower borders to rear.

Lease has 999 years to run

Management Charge is £125 per month.





**TOTAL APPROX. FLOOR AREA 599 SQ.FT. (55.6 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>			(92 plus) <b>A</b>		
(81-91) <b>B</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>		
(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		EU Directive 2002/91/EC		England & Wales	
				EU Directive 2002/91/EC	