



2 bed apartment to buy in SN2

Rose Street, Swindon, Wiltshire, SN2 2HZ

£120,000 Starting Bid

 x2  x1  x1

Tenure

Leasehold

Allocated parking

Property features

- ✓ BEING SOLD VIA SECURE SALE ONLINE BIDDING - T&Cs APPLY
- ✓ Spacious Two Bedroom Apartment
- ✓ Allocated Parking
- ✓ Modern Fitted Kitchen & Bathroom
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

Description

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Situated in the popular and convenient location of Rodbourne, this well-presented two bedroom apartment offers spacious and comfortable living within easy reach of a range of local amenities. Ideally positioned within walking distance of the Swindon Designer Outlet Village, Swindon Town Centre, and the mainline train station, the property is perfectly suited to first-time buyers, professionals, or investors looking for a well-located home.

The apartment is accessed via a communal entrance and opens into a welcoming entrance hallway, providing access to all rooms and offering useful storage space. The property features a generously sized living area, creating an ideal space for both relaxing and entertaining. Large windows allow for plenty of natural light, enhancing the bright and airy feel of the room.

The kitchen is well-appointed and fitted with a range of wall and base units, complemented by work surfaces and integrated appliances including white goods, making it both practical and ready to move straight into.

There are two well-proportioned bedrooms, with the principal bedroom benefiting from built-in wardrobes providing excellent storage. The second bedroom offers flexibility and could be used as a guest room, home office, or additional bedroom depending on the buyer's needs.

Completing the accommodation is a modern family bathroom, fitted with a contemporary suite including a bath with shower over, wash hand basin and WC.

Externally, the property benefits from an allocated off-road parking space, providing convenient and secure parking. The location offers easy access to a variety of shops, restaurants, and leisure facilities, as well as excellent transport links including the nearby railway station with direct routes to London, Bristol, and beyond.

This attractive apartment represents a fantastic opportunity to acquire a well-located and well-maintained home in one of Swindon's most convenient residential areas. Early viewing is highly recommended.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 960

Annual Ground Rent Amount: £10.00

Annual Service Charge Amount: £1,283.00

Price: Starting Bid £120,000

Property Type: Apartment

Parking: Allocated

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



Total area: approx. 62.2 sq. metres (669.9 sq. feet)

| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 64 | 68 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

Rose Street, Swindon, Wiltshire, SN2 2HZ

Contact your local branch today for more information on this property:

107 London Road, Headington, Oxford, Oxfordshire, OX3 9HZ, www.chancellors.co.uk

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