



## **Jenkins House, Beckett Strand** **Offers Over £170,000**

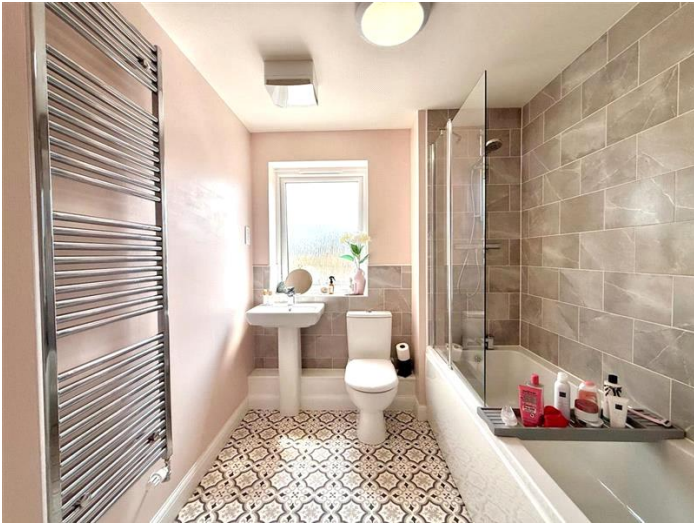
Located centrally between Swindon Old Town and the desirable village of Wroughton. An enviable position

\*\*\* A MUST VIEW HOME \*\*\* THE  
PERFECT FIRST-TIME/INVESTMENT  
PURCHASE \*\*\* AN ENVIABLE  
POSITION WITH IMPRESSIVE VIEWS  
OVER THE CANAL \*\*\* SHOW HOME  
PRESENTATION - A STYLISHLY  
PRESENTED & RECENTLY  
REDECORATED THIRD FLOOR  
APARTMENT BOASTING: A GREAT  
SIZE HALLWAY WITH BUILT IN  
STORAGE, A SPACIOUS DOUBLE  
BEDROOM, A LARGE BATHROOM, AN  
OPEN PLAN , LIGHT AND AIRY LIVING  
AREA / KITCHEN WITH THE VIEWS  
OVER THE CANAL \*\*\* OTHER  
ATTRIBUTES INCLUDE: GAS  
RADIATOR CENTRAL HEATING &  
UPVC DOUBLE GLAZING \*\*\*  
ALLOCATED PARKING SPACE \*\*\*  
REMAINING N.H.B.C. WARRANTY \*\*\*

with outstanding views over the canal. Attributes include a very spacious, light & airy 'open plan'  
living/dining with kitchen area + parking | Leasehold **SOLD**

Tenure: Leasehold (994 years)  
Ground Rent: £258 per year  
Service Charge: £765 per year  
Parking options: Off Street  
Electricity supply: Mains  
Heating: Gas Mains  
Water supply: Mains  
Sewerage: Mains

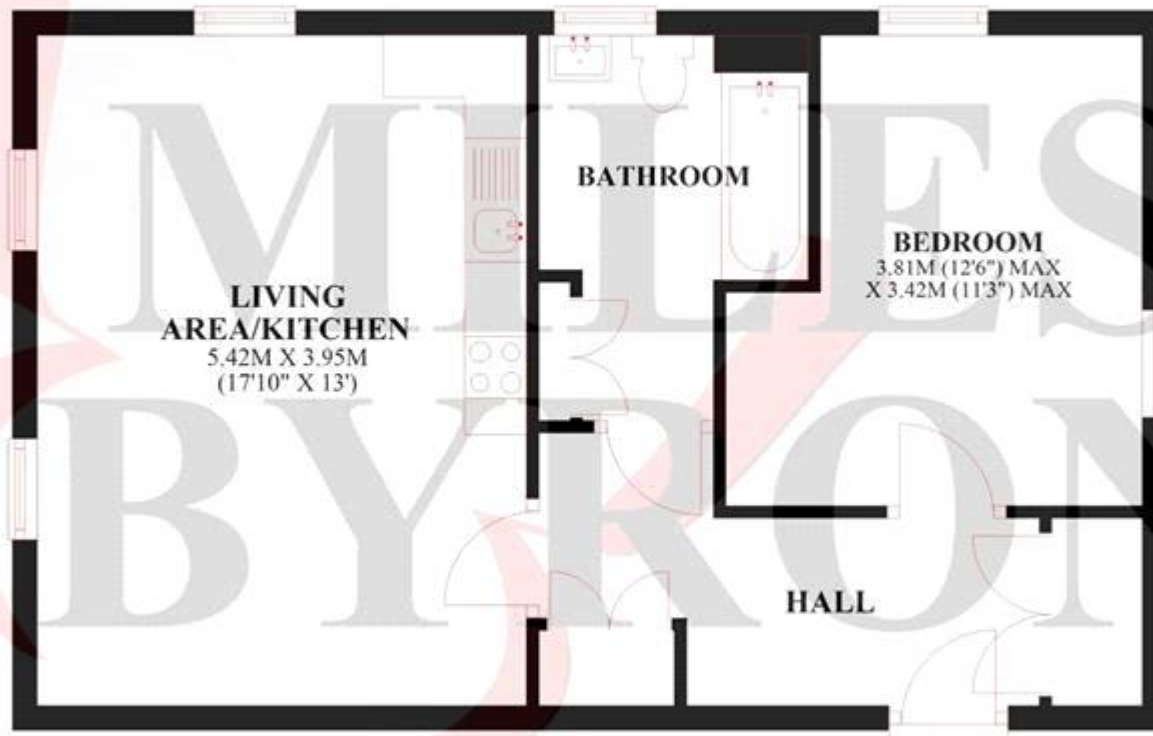




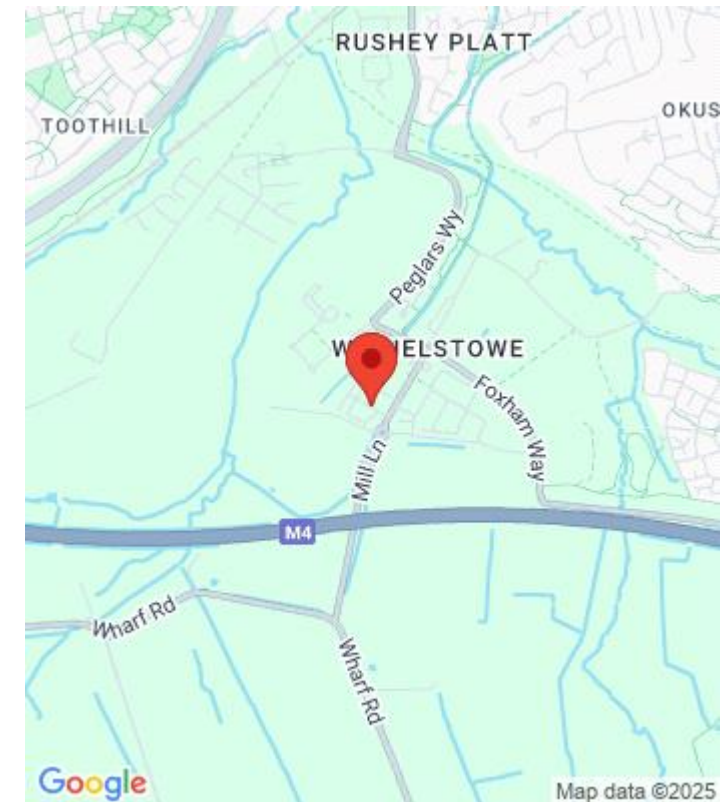
Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

## THIRD FLOOR APARTMENT

APPROX. 48.7 SQ. METRES (524.3 SQ. FEET)



TOTAL AREA: APPROX. 48.7 SQ. METRES (524.3 SQ. FEET)



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

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.