



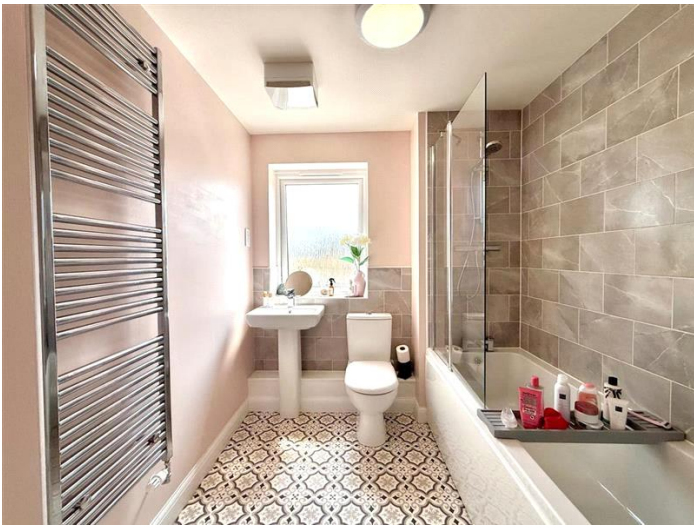
Jenkins House, Beckett Strand
Offers Over £170,000

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**

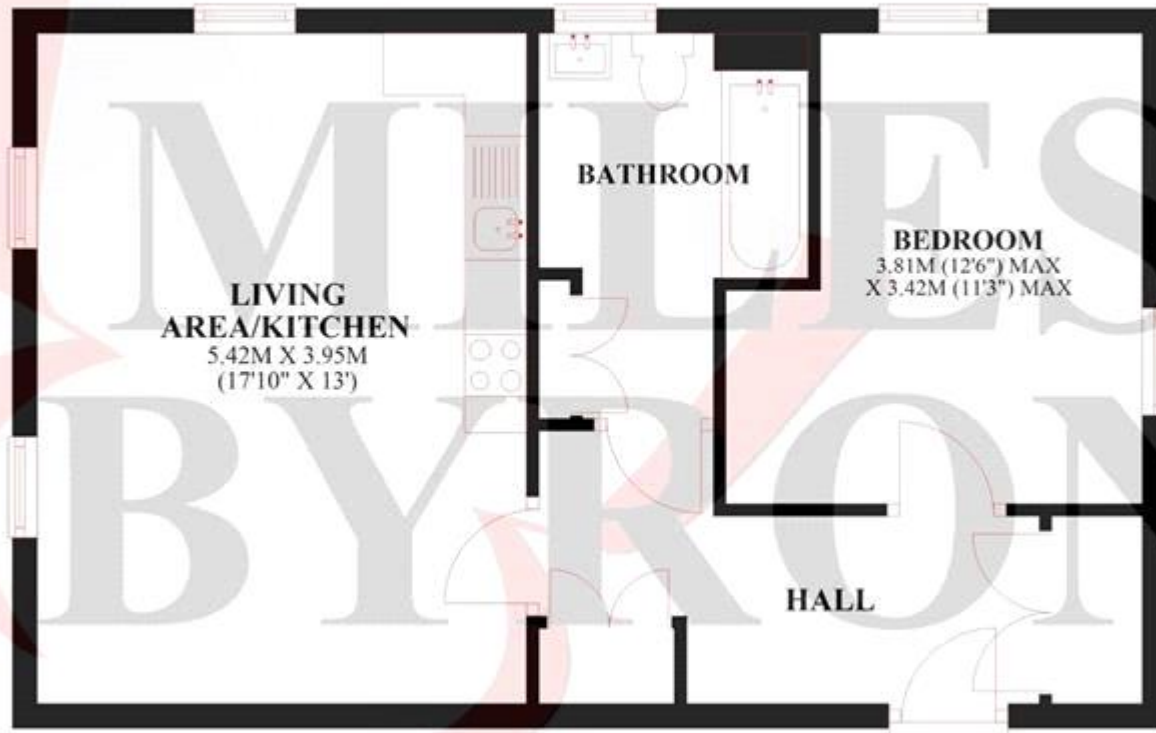
Tenure: Leasehold (994 years)
Ground Rent: £258 per year
Service Charge: £765 per year
Parking options: Off Street
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains



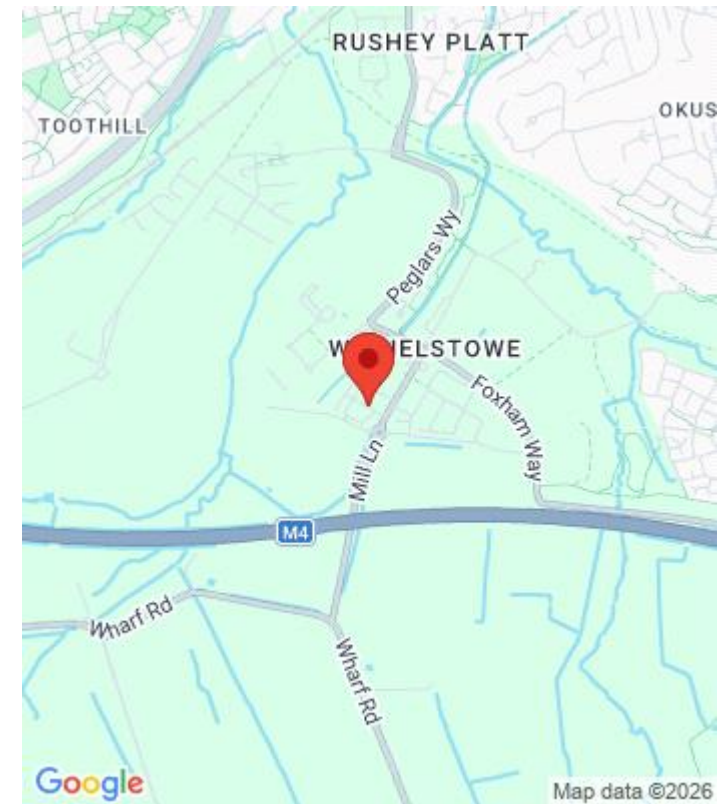
Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, 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) | A | | |
| (81-91) | B | 84 | 84 |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 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.