



Clifton House, Groundwell Road, Swindon
Guide Price £190,000

A STYLISHLY PRESENTED TOP/SECOND FLOOR APARTMENT WITH LIFT ACCESS * Attributes

*** AN AMAZING & UNIQUE, FIRST-TIME OPPORTUNITY TO PURCHASE THIS STYLISHLY PRESENTED TOP/SECOND FLOOR APARTMENT WITH LIFT ACCESS *** Attributes

include: A BALCONY boasting: beautiful, south westerly facing views over Queens Park & Gardens *** Electric powered gate leading to a secure & allocated parking area *** gas radiator central heating *** 2 DOUBLE BEDROOMS + EN-SUITE TO THE MAIN BEDROOM, BATHROOM & AN OPEN PLAN KITCHEN / LIVING SPACE ***

LOCATION: CENTRALLY & CONVENIENTLY LOCATED CLOSE-BY TO AMENITIES & THE RAILWAY STATION

LEASEHOLD TERMS:

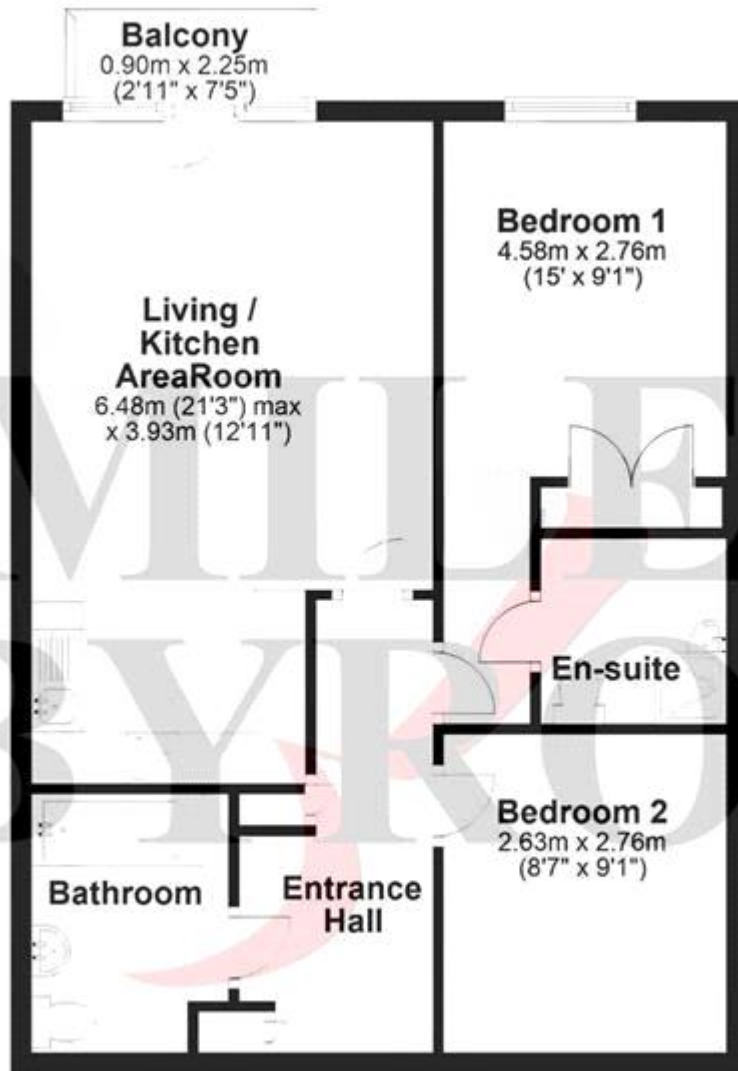
LEASE LENGTH REMAINING: C. 980 YEARS
GROUND RENT CHARGE: £125 PER ANNUM
SERVICE/MAINTENANCE CHARGE: £1100 PER ANNUM

Council Tax Band: B (Swindon Borough Council)
Tenure: Leasehold (980 years)
Ground Rent: £125 per year
Service Charge: £1,100 per year
Parking options: Off Street
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains
Accessibility measures: Lift access

include: A BALCONY boasting: beautiful, south westerly facing views over Queens Park & Gardens **
Electric powered gate leading to secure & allocated parking | Leasehold **SOLD STC**



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.



Total area: approx. 62.8 sq. metres (676.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	80	80
(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.