



Jenkins House, Beckett Strand, Swindon
Guide Price £210,000

A STYLISHLY PRESENTED SECOND FLOOR APARTMENT BOASTING: HALLWAY WITH BUILT IN

*** ORIGINALLY BUILT IN C. 2021 BY
MESSRS: BARRATT HOMES ***

C. 700 SQ FT / 65 SQ METERS OF
LIVING ACCOMMODATION *** A MUST
VIEW HOME *** THE PERFECT FIRST
TIME/INVESTMENT PURCHASE *** AN
ENVIABLE POSITION WITH
EXCEPTIONAL VIEWS OVER THE
CANAL *** SHOW HOME
PRESENTATION - A STYLISHLY
PRESENTED & RECENTLY SECOND
FLOOR APARTMENT BOASTING: A
GREAT SIZE HALLWAY WITH BUILT IN
STORAGE, TWO SPACIOUS
BEDROOMS, A LARGE BATHROOM +
EN-SUITE SHOWER ROOM TO THE
MAIN BEDROOM, AN OPEN PLAN ,
LIGHT AND AIRY OPEN PLAN LIVING
AREA / KITCHEN WITH DOUBLE
DOORS OPENING ONTO A JULIET
STYLE BALCONY *** OTHER
ATTRIBUTES INCLUDE: GAS
RADIATOR CENTRAL HEATING &
UPVC DOUBLE GLAZING *** TWO
ALLOCATED PARKING SPACES *** C.
5 YEARS REMAINING OF THE
N.H.B.C. WARRANTY ***

LOCATION: CLOSE PROXIMITY TO
AMENITIES SUCH AS WAITROSE
SUPERMARKET, HALL &
WOODHOUSE PUB AND DINING AS
WELL AS BEING LOCATED WITHIN
CLOSE PROXIMITY TO OLD TOWN,
WROUGHTON AND ROYAL
WOOTTON BASSETT. THIS
PROPERTY IS ALSO CONVENIENTLY
LOCATED WITHIN A SHORT
COMMUTE TO MAJOR ROAD LINKS
SUCH AS JUNCTION 15 & 16 OF THE
M4 MOTORWAY, PRIMARY &
SECONDARY SCHOOLS AS WELL AS
LARGE & REPUTABLE COMPANIES IN
SWINDON FOR EMPLOYMENT SUCH
AS NATIONWIDE HQ, INTEL &
AMAZON.

Council Tax Band: C (Swindon
Borough Council)
Tenure: Leasehold (994 years)

STORAGE, TWO SPACIOUS BEDROOMS, A LARGE BATHROOM + EN-SUITE SHOWER ROOM TO
THE MAIN BEDROOM, AN OPEN PLAN , LIVING / KITCHEN SPACE WITH JULIET STYLE BALCONY |

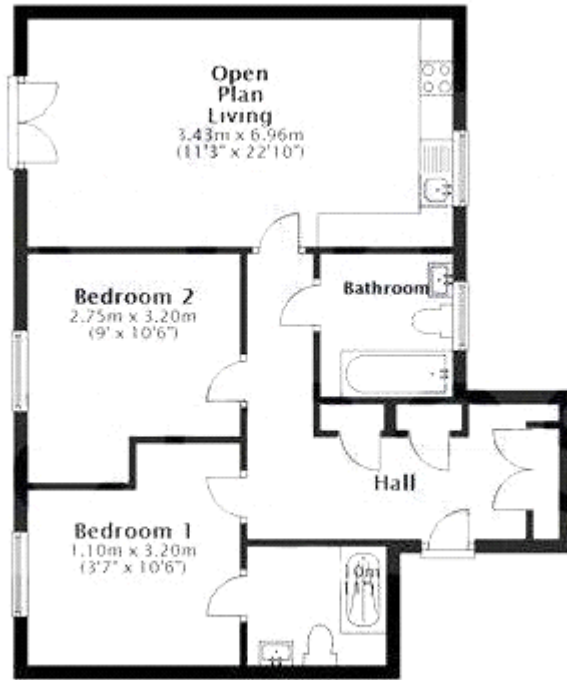
Leasehold **SOLD STC**

Ground Rent: £0 per year
Service Charge: £1,500 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.

Approx. 65.7 sq. metres (707.4 sq. feet)



Total area approx. 65.7 sq. metres (707.4 sq. feet)



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-) | A | | |
| (81-91) | B | | |
| (69-80) | C | 84 | 84 |
| (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.



Viewing by appointment only
MILES BYRON Real Estate
MILES BYRON Real Estate, 105 Victoria Road, Old Town, Swindon, Wiltshire. SN1 3BD
Tel: 01793 200 160 Email: richard@milesbyron.com Website: www.milesbyron.com