

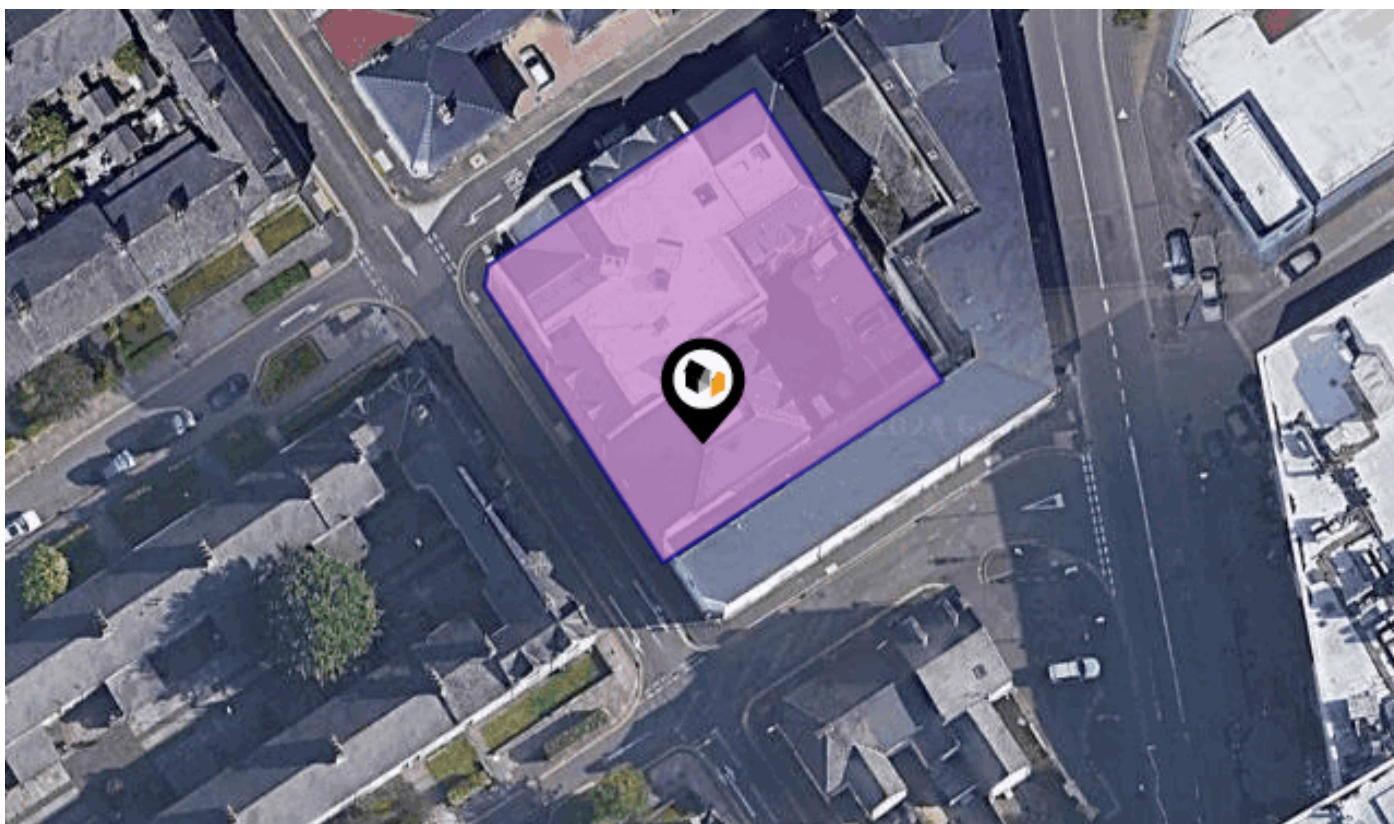


See More Online

KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Tuesday 07th May 2024



HARDING HOUSE, 2, HARDING STREET, SWINDON, SN1

McFarlane Sales & Lettings Ltd

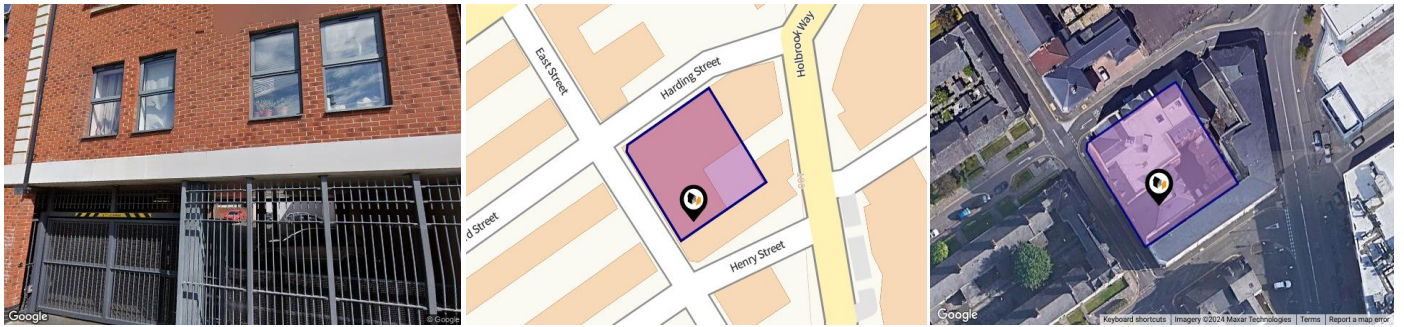
28-30 Wood Street Swindon SN1 4AB

01793 611841

tom@mcfarlaneproperty.com

www.mcfarlaneproperty.com






Property

Type:	Flat / Maisonette	Last Sold £/ft²:	£333
Bedrooms:	2	Tenure:	Leasehold
Floor Area:	398 ft ² / 37 m ²	Start Date:	21/06/2012
Plot Area:	0.4 acres	End Date:	01/01/2166
Year Built :	2012	Lease Term:	155 years from 1 January 2011
Council Tax :	Band B	Term Remaining:	141 years
Annual Estimate:	£1,710		
Title Number:	WT305621		
UPRN:	10090044548		

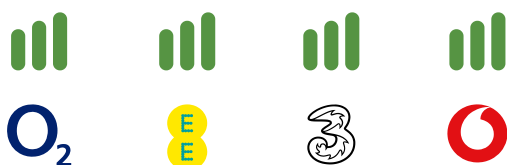
Local Area

Local Authority:	Swindon
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very Low
● Surface Water	Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	80 mb/s	- mb/s
		

Mobile Coverage: (based on calls indoors)

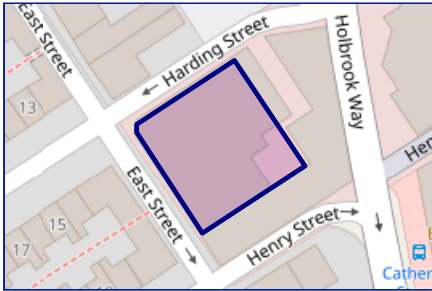


Satellite/Fibre TV Availability:



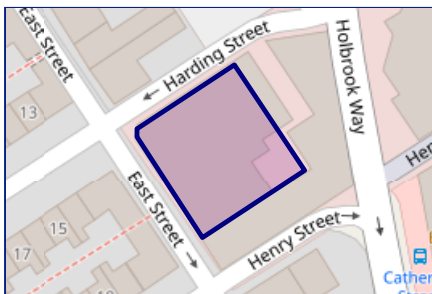
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

Freehold Title Plan



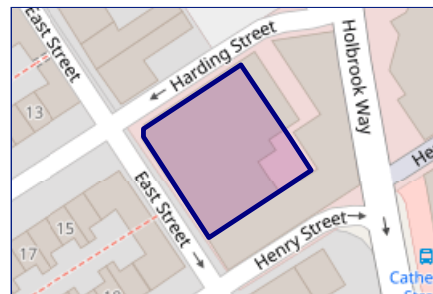
WT81797

Leasehold Title Plans



WT305621

Start Date:	21/06/2012
End Date:	01/01/2166
Lease Term:	155 years from 1 January 2011
Term Remaining:	141 years



WT304912

Start Date:	18/06/2012
End Date:	01/01/2166
Lease Term:	155 years from 1 January 2011
Term Remaining:	141 years

Property EPC - Certificate

2 Harding Street, SN1

Energy rating

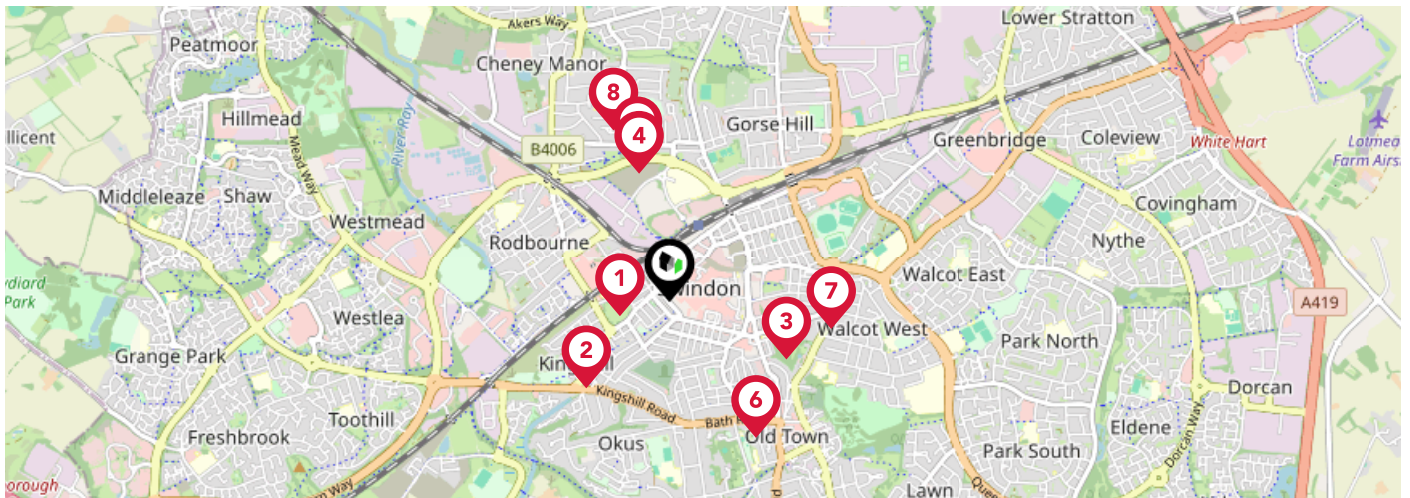
C

Valid until 06.02.2032

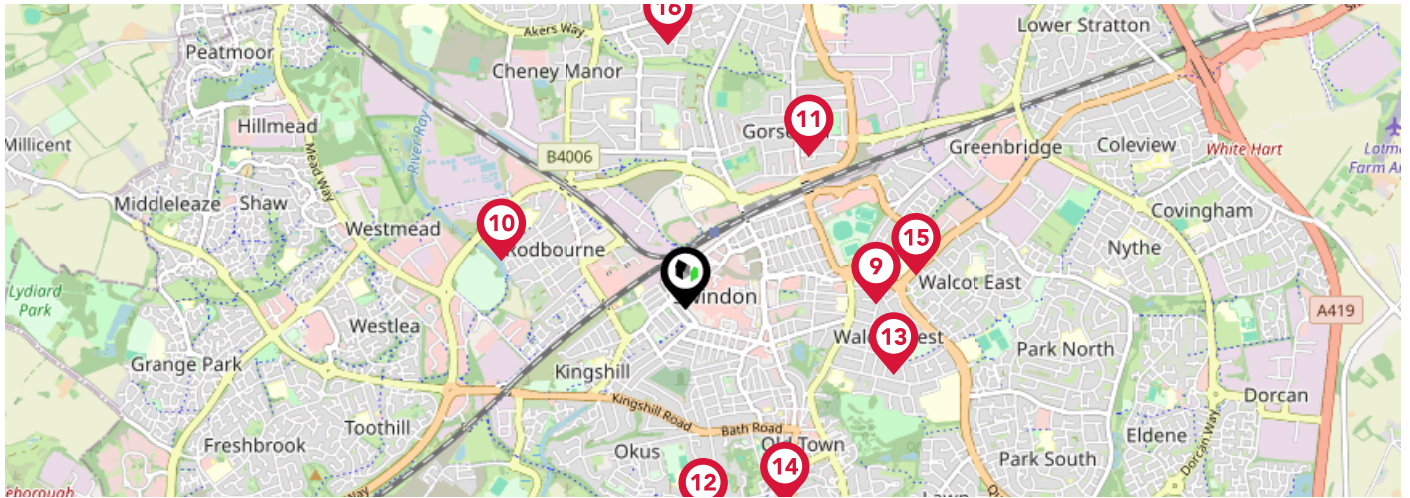
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		









Additional EPC Data

Property Type:	Flat
Build Form:	End-Terrace
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	04
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Good
Main Heating:	Room heaters, electric
Main Heating Controls:	Programmer and appliance thermostats
Hot Water System:	Electric immersion, standard tariff
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	37 m ²



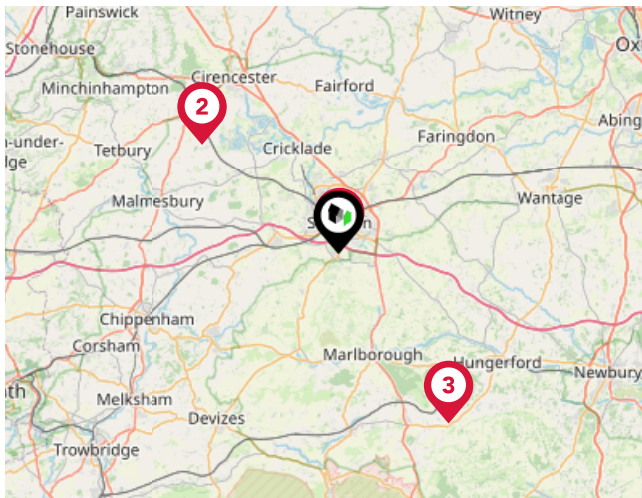
		Nursery	Primary	Secondary	College	Private
1	UTC Swindon Ofsted Rating: Requires Improvement Pupils: 146 Distance:0.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Robert Le Kyng Primary School Ofsted Rating: Good Pupils: 417 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Holy Rood Catholic Primary School Ofsted Rating: Good Pupils: 419 Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	EOTAS Swindon Ofsted Rating: Good Pupils: 88 Distance:0.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Ferndale Primary School & Nursery Ofsted Rating: Good Pupils: 508 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	King William Street Church of England Primary School Ofsted Rating: Good Pupils: 208 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Drove Primary School Ofsted Rating: Outstanding Pupils: 743 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Mary's Catholic Primary School Ofsted Rating: Good Pupils: 397 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Holy Cross Catholic Primary School Ofsted Rating: Requires Improvement Pupils: 324 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Even Swindon Primary School Ofsted Rating: Good Pupils: 706 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Gorse Hill Primary School Ofsted Rating: Requires Improvement Pupils: 483 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Commonweal School Ofsted Rating: Good Pupils: 1386 Distance:0.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lainesmead Primary School and Nursery Ofsted Rating: Good Pupils: 454 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lethbridge Primary School Ofsted Rating: Good Pupils: 484 Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Joseph's Catholic College Ofsted Rating: Good Pupils: 1306 Distance:1.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Swindon Academy Ofsted Rating: Good Pupils: 1858 Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

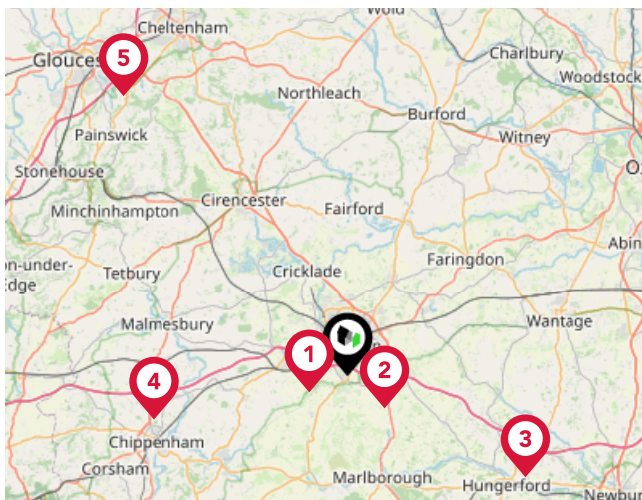
Area

Transport (National)



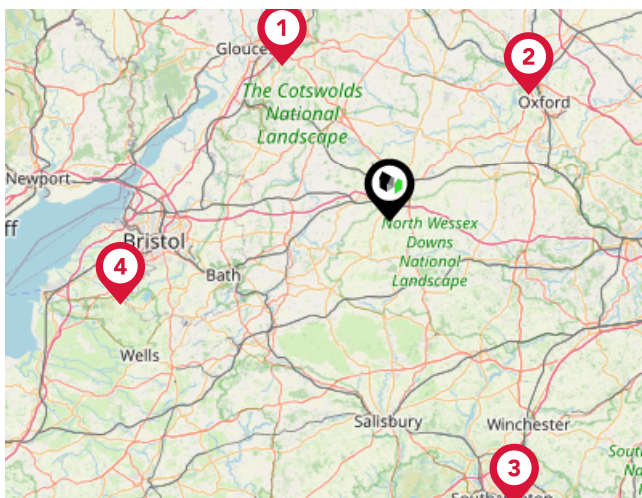
National Rail Stations

Pin	Name	Distance
1	Swindon Rail Station	0.25 miles
2	Kemble Rail Station	12.79 miles
3	Bedwyn Rail Station	15.07 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J16	3.03 miles
2	M4 J15	3.67 miles
3	M4 J14	15.18 miles
4	M4 J17	14.68 miles
5	M5 J11A	26.26 miles

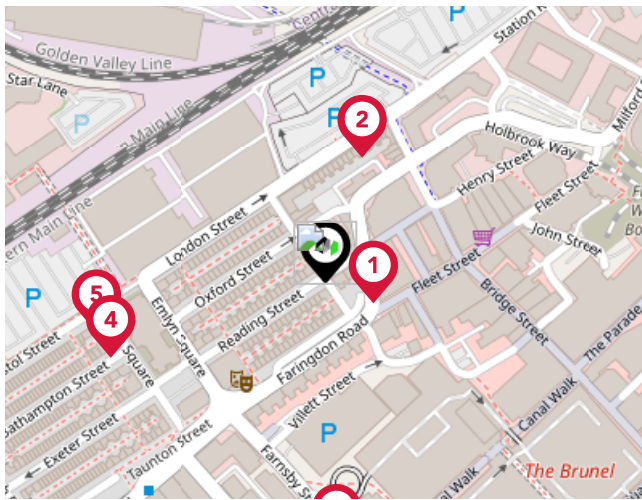


Airports/Helipads

Pin	Name	Distance
1	Gloucestershire Airport	27.78 miles
2	London Oxford Airport	27.69 miles
3	Southampton Airport	46.24 miles
4	Bristol International Airport	41.55 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Catherine Street	0.03 miles
2	Sheppard Street	0.08 miles
3	Farnsby Street	0.15 miles
4	Emlyn Square	0.13 miles
5	Emlyn Square	0.13 miles

McFarlane Sales & Lettings Ltd

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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UK Government

For helpful advice, see the full checklist for how to rent in the 'How to Rent' guide at the HM Government website:



mcfarlane

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Valuation Office Agency

