

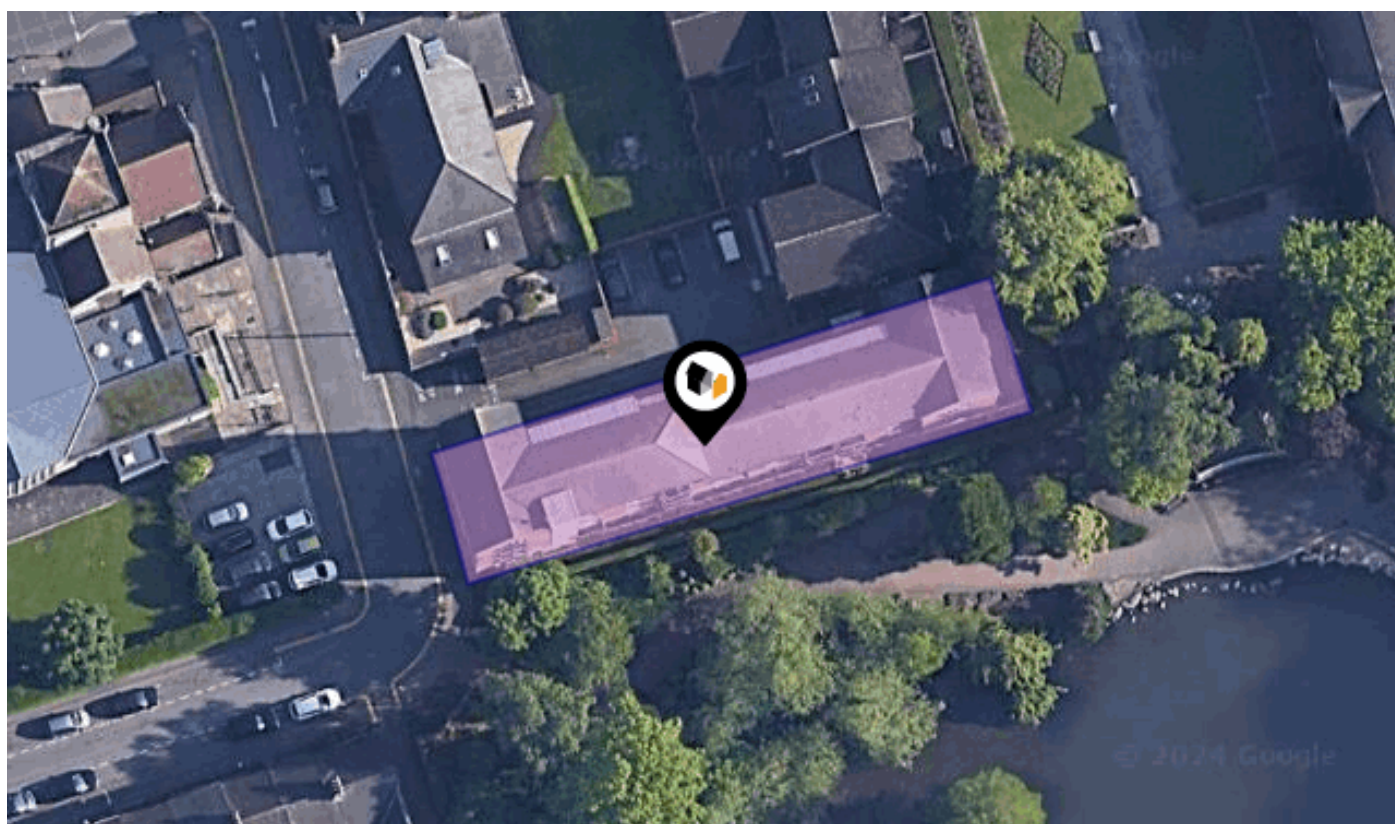


See More Online

KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Monday 20th May 2024



QUEENSGATE, LINCOLN STREET, SWINDON, SN1

McFarlane Sales & Lettings Ltd

28-30 Wood Street Swindon SN1 4AB

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Property

Type:	Flat / Maisonette	Last Sold £/ft²:	£209
Bedrooms:	1	Tenure:	Leasehold
Floor Area:	516 ft ² / 48 m ²	Start Date:	25/11/2004
Plot Area:	0.14 acres	End Date:	29/09/2129
Year Built :	2004	Lease Term:	125 years from 29 September 2004
Council Tax :	Band B	Term Remaining:	105 years
Annual Estimate:	£1,710		
Title Number:	WT236390		
UPRN:	10010430746		

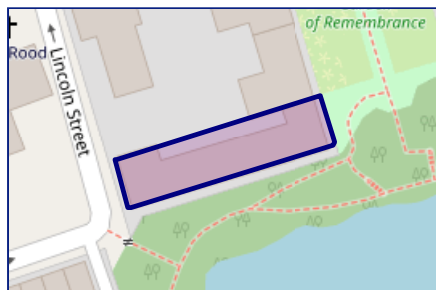
Local Area

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

Satellite/Fibre TV Availability:

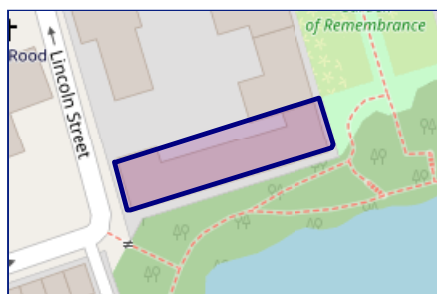


Freehold Title Plan



WT210378

Leasehold Title Plan



WT236390

Start Date: 25/11/2004
End Date: 29/09/2129
Lease Term: 125 years from 29 September 2004
Term Remaining: 105 years

Property EPC - Certificate

Lincoln Street, SN1

Energy rating

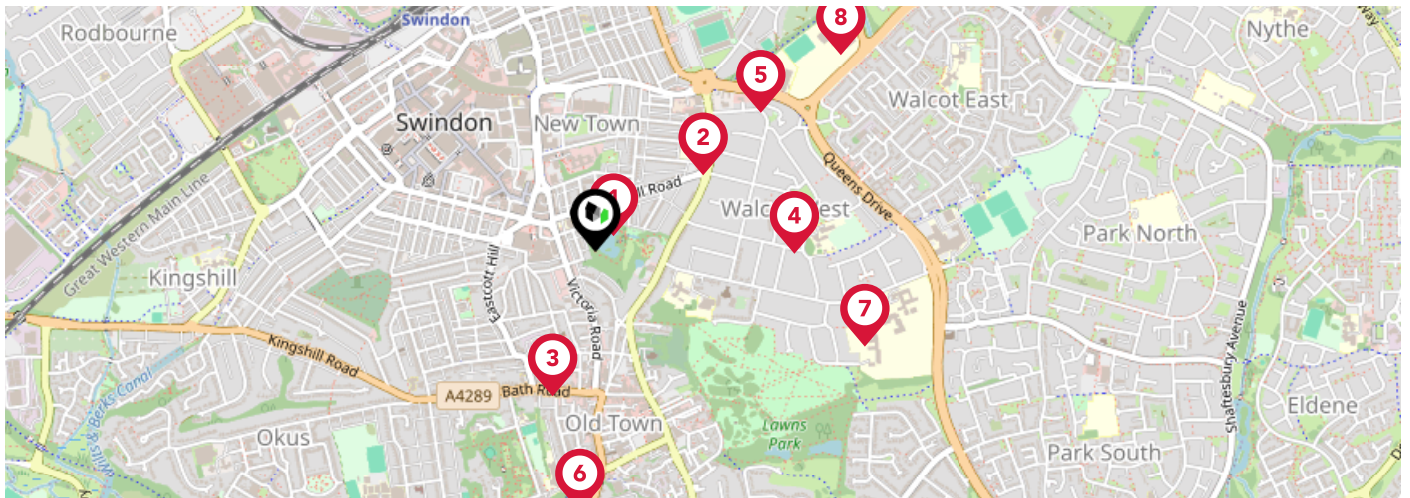
C

Valid until 26.06.2029

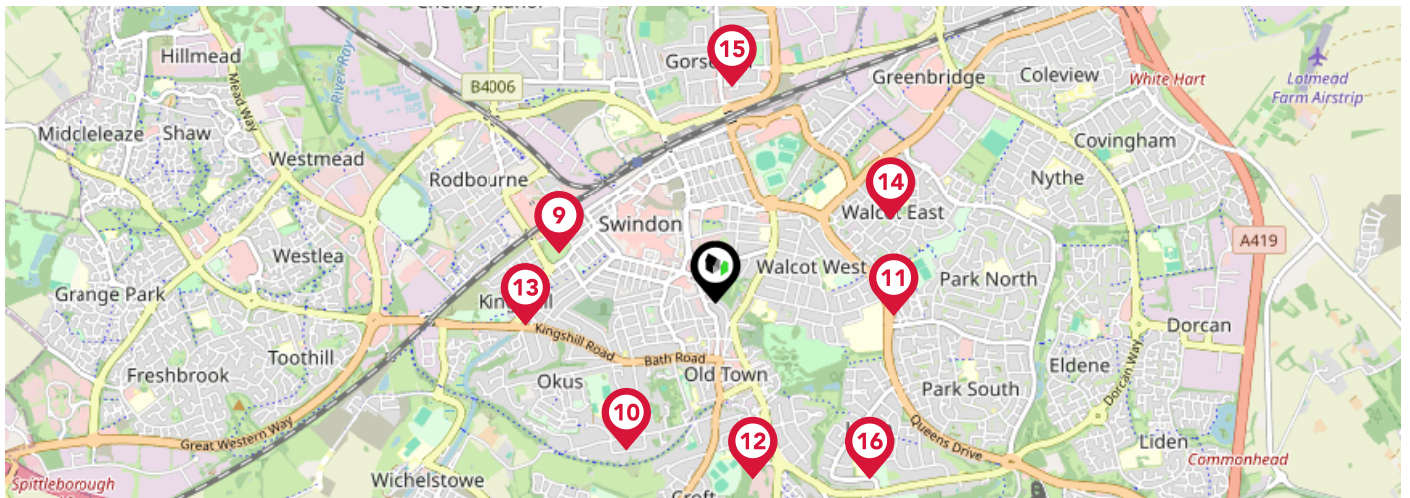
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 c	74 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		









Additional EPC Data

Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	1st
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:	(another dwelling above)
Main Heating:	Boiler and radiators, electric
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	To unheated space, insulated (assumed)
Total Floor Area:	48 m ²



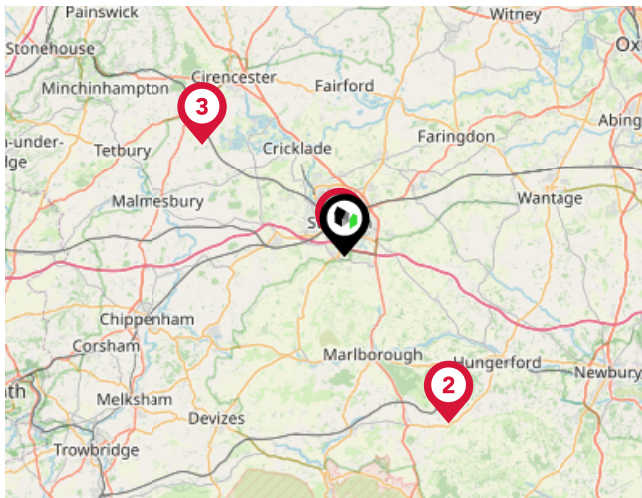
		Nursery	Primary	Secondary	College	Private
1	Holy Road Catholic Primary School Ofsted Rating: Good Pupils: 419 Distance:0.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Drove Primary School Ofsted Rating: Outstanding Pupils: 743 Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	King William Street Church of England Primary School Ofsted Rating: Good Pupils: 208 Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Lainesmead Primary School and Nursery Ofsted Rating: Good Pupils: 454 Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Holy Cross Catholic Primary School Ofsted Rating: Requires Improvement Pupils: 324 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Lethbridge Primary School Ofsted Rating: Good Pupils: 484 Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Lawn Manor Academy Ofsted Rating: Requires Improvement Pupils: 805 Distance:0.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Joseph's Catholic College Ofsted Rating: Good Pupils: 1306 Distance:0.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	UTC Swindon Ofsted Rating: Requires Improvement Pupils: 146 Distance:0.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Commonweal School Ofsted Rating: Good Pupils: 1386 Distance:0.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	New College Swindon Ofsted Rating: Good Pupils:0 Distance:0.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Croft Primary School Ofsted Rating: Outstanding Pupils: 414 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Robert Le Kyng Primary School Ofsted Rating: Good Pupils: 417 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mountford Manor Primary School Ofsted Rating: Good Pupils: 254 Distance:0.89	<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:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lawn Primary Ofsted Rating: Good Pupils: 487 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

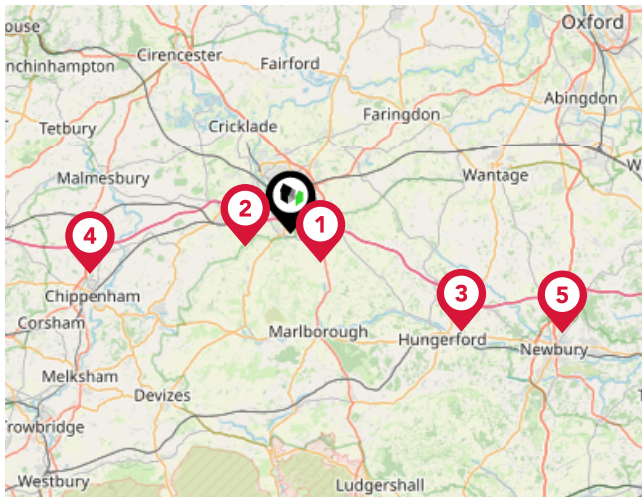
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Swindon Rail Station	0.61 miles
2	Bedwyn Rail Station	14.55 miles
3	Kemble Rail Station	13.37 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J15	3.11 miles
2	M4 J16	3.4 miles
3	M4 J14	14.6 miles
4	M4 J17	15.1 miles
5	M4 J13	21.38 miles

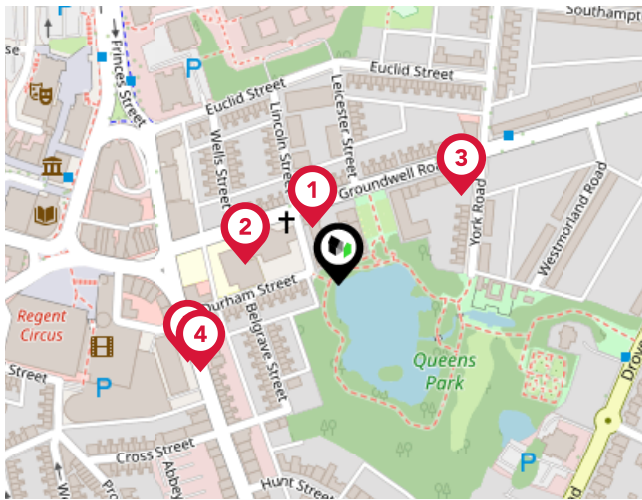


Airports/HELIPADS

Pin	Name	Distance
1	Gloucestershire Airport	28.31 miles
2	London Oxford Airport	27.54 miles
3	Southampton Airport	45.77 miles
4	Bristol International Airport	41.94 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Holy Rood Church	0.04 miles
2	Holy Rood Church	0.06 miles
3	York Road	0.09 miles
4	Durham Street	0.09 miles
5	Durham Street	0.1 miles

McFarlane Sales & Lettings Ltd

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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

SALES & LETTINGS

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Valuation Office Agency

