

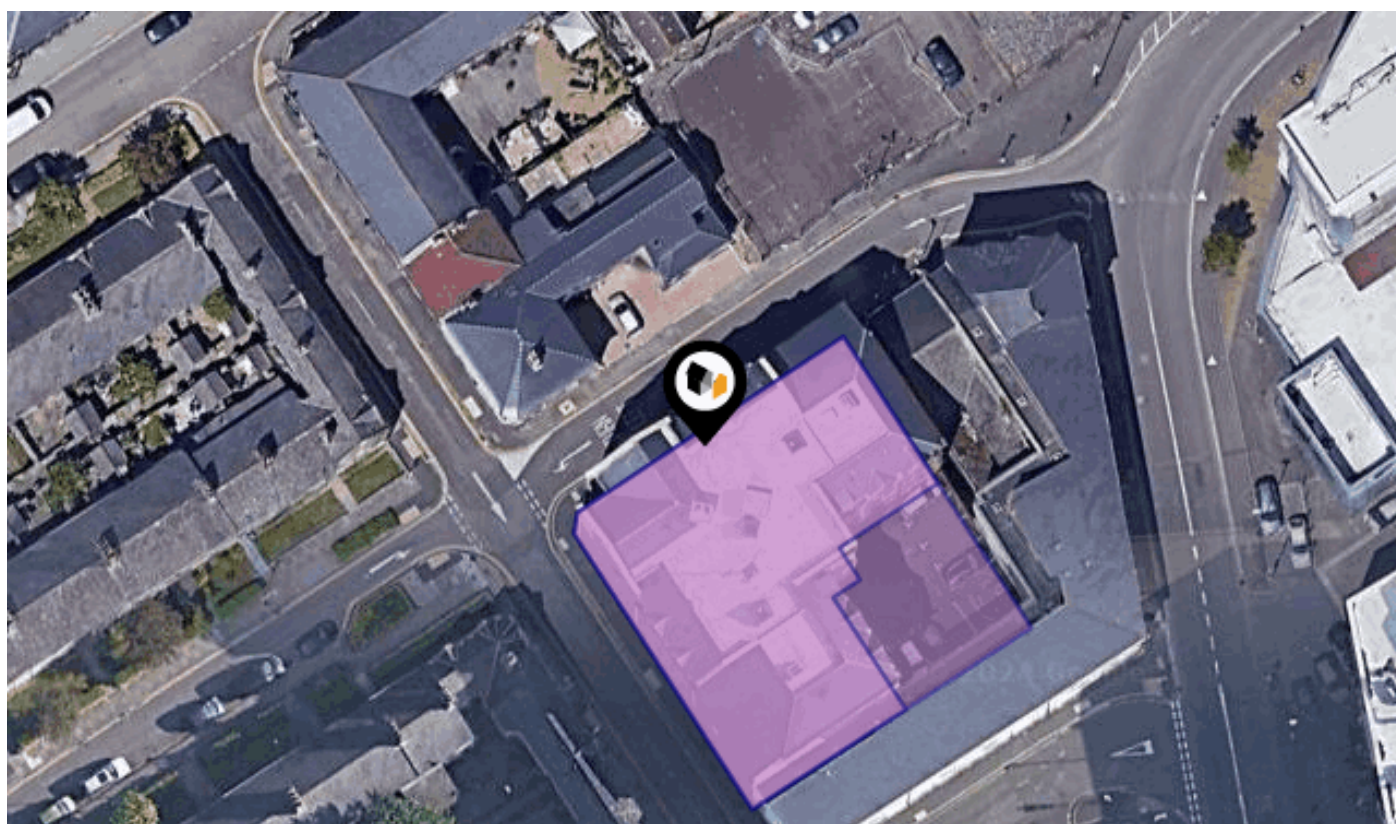


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## **KFT:** Key Facts for Tenants

An Insight Into This Property & the Local Market

**Thursday 23<sup>rd</sup> May 2024**



**HARDING HOUSE, 2, HARDING STREET, SWINDON, SN1**

### **McFarlane Sales & Lettings Ltd**

28-30 Wood Street Swindon SN1 4AB

01793 611841

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www.mcfarlaneproperty.com





## Property

<b>Type:</b>	Flat / Maisonette	<b>Last Sold £/ft<sup>2</sup>:</b>	£175
<b>Bedrooms:</b>	2	<b>Tenure:</b>	Leasehold
<b>Floor Area:</b>	592 ft <sup>2</sup> / 55 m <sup>2</sup>	<b>Start Date:</b>	18/06/2012
<b>Plot Area:</b>	0.36 acres	<b>End Date:</b>	01/01/2166
<b>Year Built :</b>	2011	<b>Lease Term:</b>	155 years from 1 January 2011
<b>Council Tax :</b>	Band B	<b>Term Remaining:</b>	141 years
<b>Annual Estimate:</b>	£1,710		
<b>Title Number:</b>	WT305621		
<b>UPRN:</b>	10090044523		

## Local Area

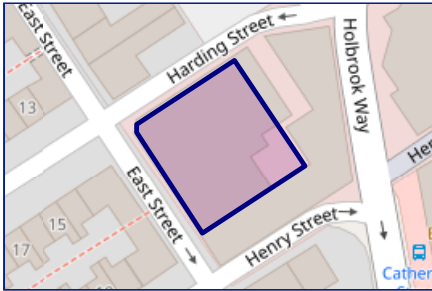
<b>Local Authority:</b>	Swindon
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	No Risk
● Surface Water	Very Low

### Satellite/Fibre TV Availability:



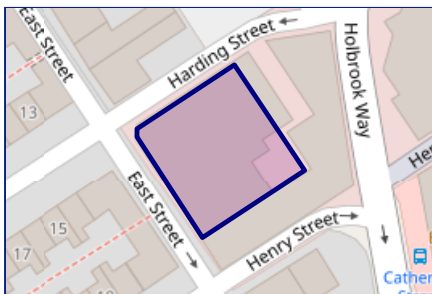
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

## Freehold Title Plan



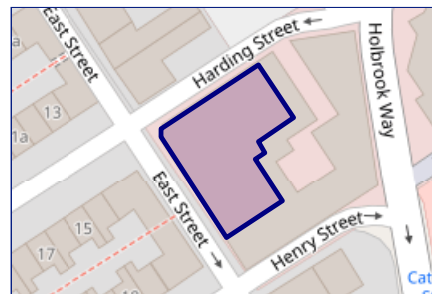
**WT81797**

## Leasehold Title Plans



**WT305621**

Start Date:	20/12/2011
End Date:	01/01/2166
Lease Term:	155 years from 1 January 2011
Term Remaining:	141 years



**WT299670**

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**

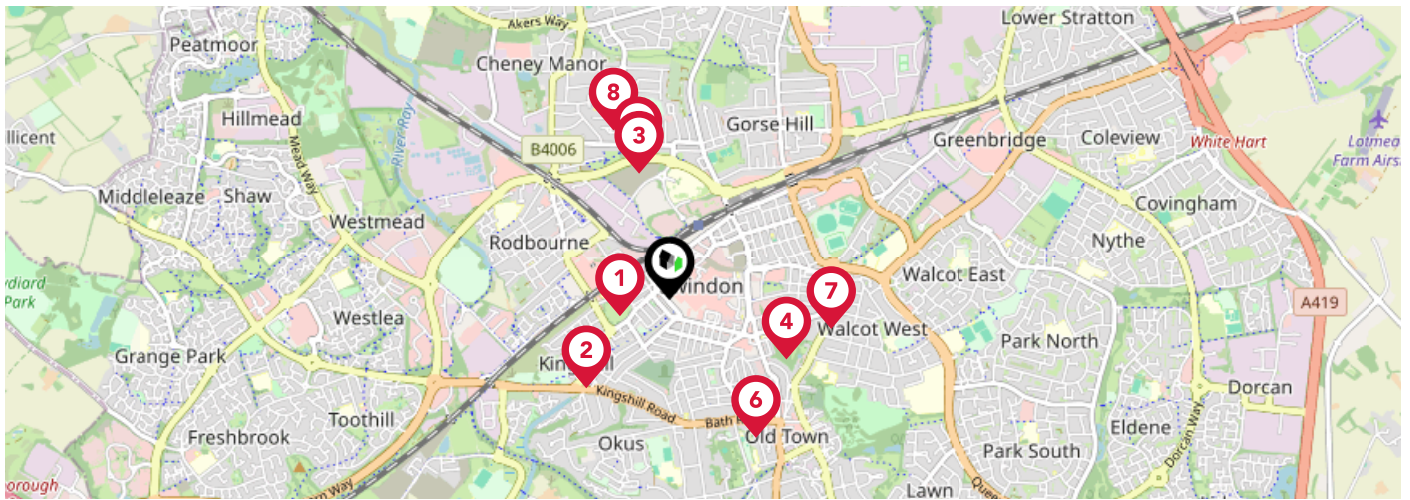
Valid until 18.01.2033

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		86   <b>B</b>
69-80	<b>C</b>	76   <b>C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

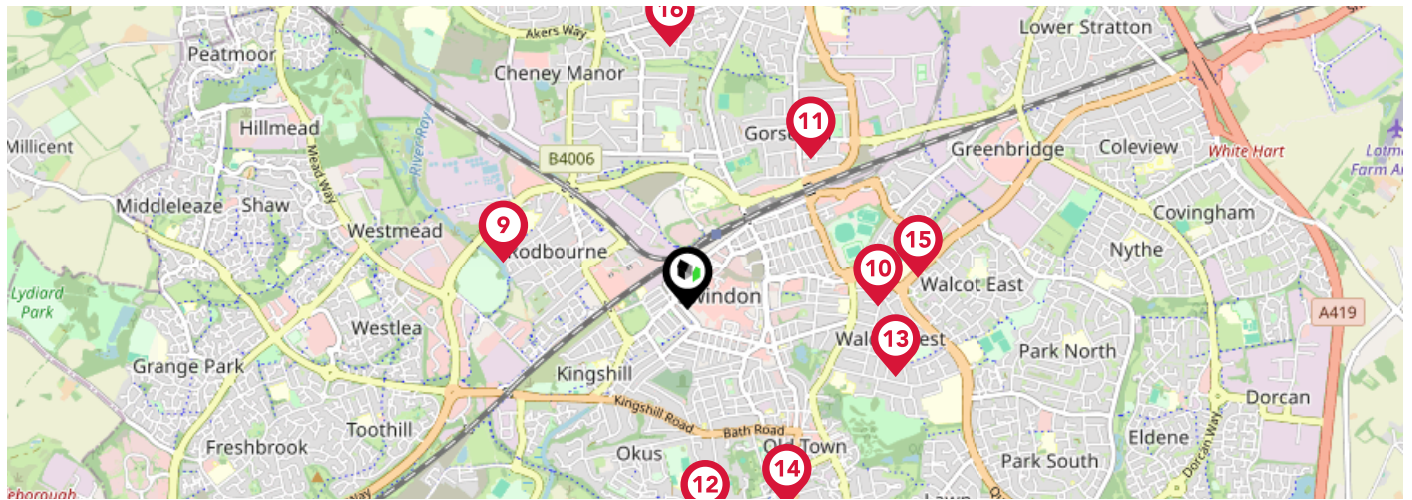
## Additional EPC Data









<b>Property Type:</b>	Flat
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Rental
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Electricity (not community)
<b>Main Gas:</b>	No
<b>Floor Level:</b>	02
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	(another dwelling above)
<b>Main Heating:</b>	Room heaters, electric
<b>Main Heating Controls:</b>	Programmer and appliance thermostats
<b>Hot Water System:</b>	Electric immersion, standard tariff
<b>Hot Water Energy Efficiency:</b>	Very Poor
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	(another dwelling below)
<b>Total Floor Area:</b>	55 m <sup>2</sup>





		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>UTC Swindon</b> 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"/>
<b>2</b>	<b>Robert Le Kyng Primary School</b> Ofsted Rating: Good   Pupils: 417   Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>EOTAS Swindon</b> Ofsted Rating: Good   Pupils: 88   Distance:0.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Holy Rood Catholic Primary School</b> Ofsted Rating: Good   Pupils: 419   Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Ferndale Primary School &amp; Nursery</b> Ofsted Rating: Good   Pupils: 508   Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>King William Street Church of England Primary School</b> Ofsted Rating: Good   Pupils: 208   Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Drove Primary School</b> Ofsted Rating: Outstanding   Pupils: 743   Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>St Mary's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 397   Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



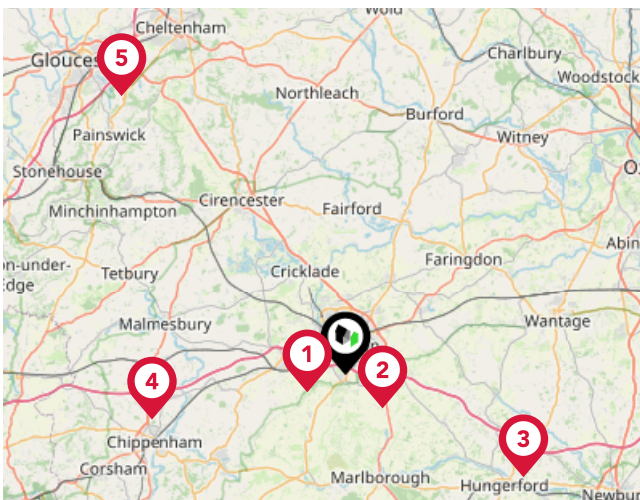
		Nursery	Primary	Secondary	College	Private
	<b>Even Swindon Primary School</b> Ofsted Rating: Good   Pupils: 706   Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Holy Cross Catholic Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 324   Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Gorse Hill Primary School</b> 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"/>
	<b>The Commonweal School</b> Ofsted Rating: Good   Pupils: 1386   Distance:0.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lainesmead Primary School and Nursery</b> Ofsted Rating: Good   Pupils: 454   Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lethbridge Primary School</b> Ofsted Rating: Good   Pupils: 484   Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Joseph's Catholic College</b> Ofsted Rating: Good   Pupils: 1306   Distance:1.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Swindon Academy</b> Ofsted Rating: Good   Pupils: 1858   Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



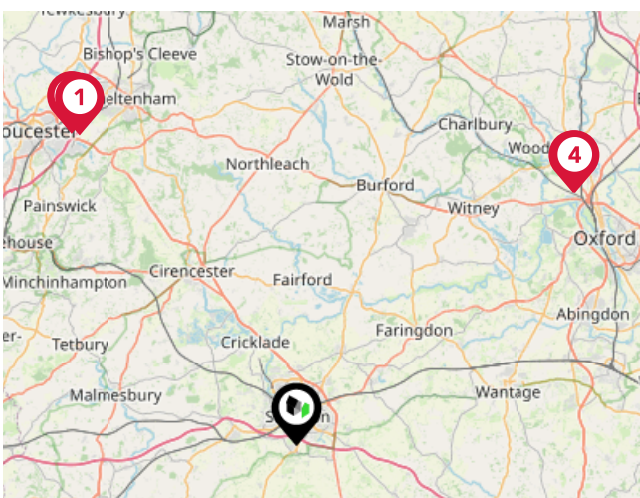
## National Rail Stations

Pin	Name	Distance
1	Swindon Rail Station	0.24 miles
2	Swindon Rail Station	0.25 miles
3	Swindon Rail Station	0.28 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J16	3.03 miles
2	M4 J15	3.68 miles
3	M4 J14	15.19 miles
4	M4 J17	14.68 miles
5	M5 J11A	26.25 miles



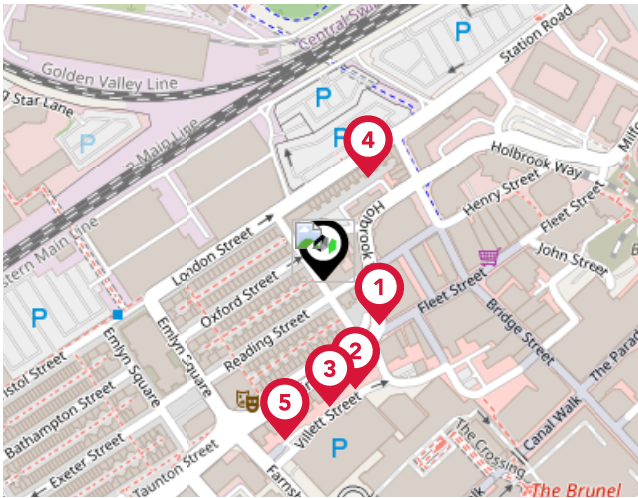
## Airports/Helipads

Pin	Name	Distance
1	Gloucestershire Airport	27.77 miles
2	Gloucestershire Airport	28.3 miles
3	London Oxford Airport	27.69 miles
4	London Oxford Airport	27.72 miles



# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Catherine Street	0.04 miles
2	Faringdon Road	0.06 miles
3	Faringdon Road	0.07 miles
4	Sheppard Street	0.07 miles
5	Faringdon Road	0.09 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

SALES & LETTINGS

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Valuation Office Agency

