



**37 Marbeck Close, Swindon**  
Swindon

**£240,000**





## 37 Marbeck Close

Swindon, Swindon

Available with NO ONWARD CHAIN. A unique opportunity to buy a 3 BEDROOM APARTMENT with accommodation OVER TWO FLOORS and a private access from the communal stairs to the master suite. With TWO ENSUITES to the double bedrooms as well as a LARGE LIVING AREA with SOLID WOOD FLOORING open to the modern kitchen. In addition, this property has a single bedroom and family bathroom and an INTERNAL STAIRS leads you to the MASSIVE MASTER SUITE. Council Tax Band D Council Tax Estimate £2,198

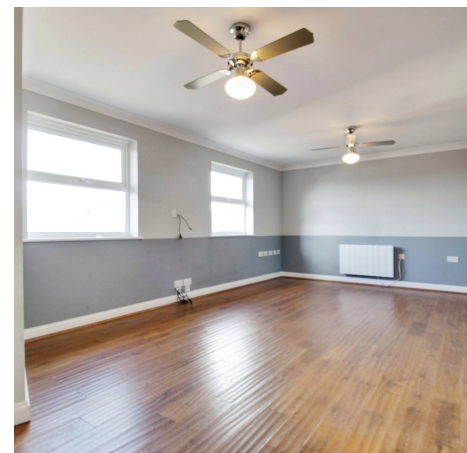
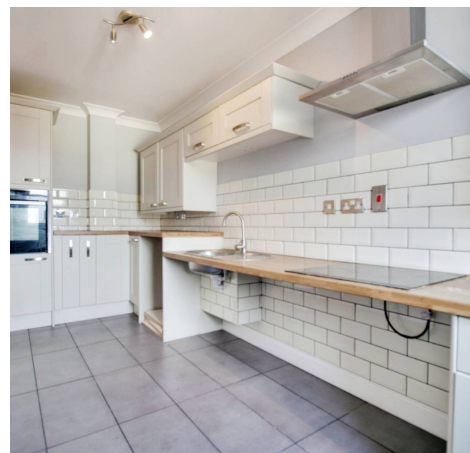
Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- TWO EN-SUITES
- TOP FLOOR HAS SEPERATE ACCESS
- LARGE LIVING AREA WITH SOLID WOOD FLOORING
- PERFECT FOOR SHAREING
- THREE BEDROOM APARTMENT
- LOVELY VIEWS ACROSS NORTH SWINDON
- SPLIT OVER TWO FLOORS
- NO ONWARD CHAIN
- ALLOCATED PARKING SPACE
- OPEN PLAN MODERN KITCHEN



### **LIVING ROOM**

An amazing spacious room with space for both living and dining furniture and views across North Swindon and out to the country. With two large windows this is a light and bright space and has stunning solid wood flooring. The living room leads to the kitchen area

### **BEDROOM 2**

A great sized double bedroom with tiled floor to the rear of the property.

### **BEDROOM 3**

A handy third bedroom or perhaps a perfect home office.

### **BEDROOM 1**

An amazing space with so many options! You could simply use this as you master suite with dressing room to the side and ensuite. Perhaps a guest room, maybe you work from home, and you want a private space away from the home. Perhaps you have a teenager or adult child living at home that would enjoy their own living space the options are endless. With the large open space of the room, the walk-in wardrobe/store, the ensuite shower room and on top of this it has its own front door that takes you to the top floor landing with stairs to the floor below.

### **KITCHEN**

With a modern fitted kitchen with a range of base and wall units as well as an eye level oven, electric hob with extractor and stainless-steel kitchen sink. The kitchen is currently laid out for disabled access and has space for an American style fridge freezer. With attractive grey floor tiles and cream metro style wall tiles to complement the cream units and wooden worktops.

### **LEASEHOLD**

Lease remaining 81 years Service charge £2100 p.a. Ground Rent £175 p.a.

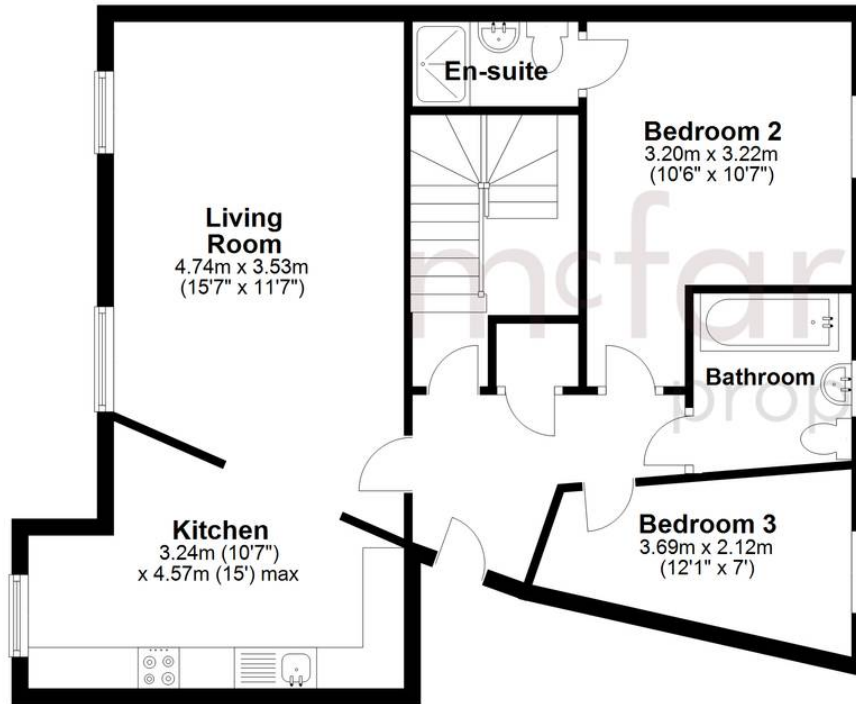
### **FAMILY BATHROOM**

Situated to the rear of the property with a panel bath with mixer shower attachment, wash hand basin and WC



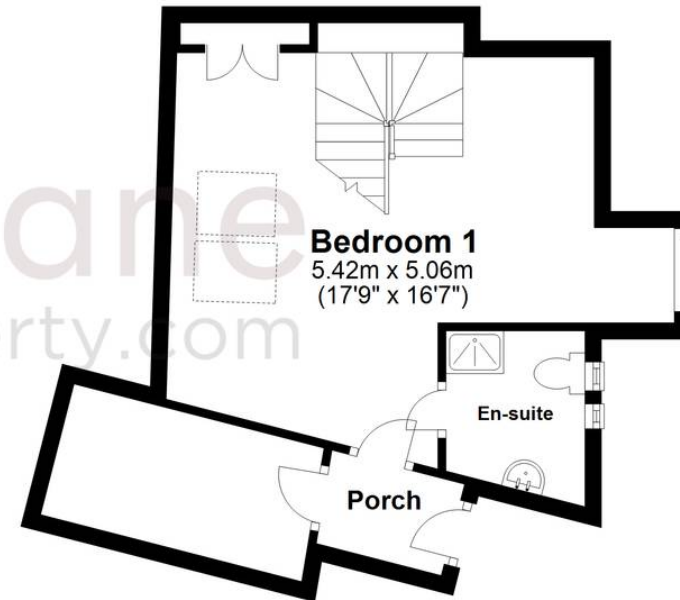
### Ground Floor

Approx. 68.4 sq. metres (736.5 sq. feet)



### First Floor

Approx. 34.7 sq. metres (373.6 sq. feet)



Total area: approx. 103.1 sq. metres (1110.2 sq. feet)

## North Swindon Sales

North Swindon, Redhouse Village Centre, Swindon - SN25 2FW

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