



**For Sale - Leasehold - £137,500**

**Chain Court, Okus, Old Town, Swindon SN1 4GW**

**A very spacious two double bedroom ground floor apartment in this popular part of Old Town. With a large double aspect living/dining room, an en-suite to the large main bedroom plus a family bathroom and fitted kitchen with appliances.**

**An attractive 'Buy to Let' opportunity or first home.**





**In Chain Court at Okus** we offer this very well presented ground floor apartment which features an entrance hall and large living/dining room with bay window, a kitchen with oven & hob, large main bedroom with en suite and a second smaller double bedroom with a family bathroom. Electric under-floor heating and uPVC double glazing.

**Communal Entrance Hall:** Door entry system.

**Entrance Hall:** Panelled doors to all rooms, airing cupboard with pressurised hot water tank and time/control, further storage cupboard, under-floor heating programmer, smoke alarm.

**Living/Dining Room (4.59m x 4.28m) (15' x 14') excluding bay:** Light fitting, uPVC double glazed bay window and second feature window, t.v. & satellite points, programmer for under floor heating.

**Kitchen: (3.52m x 1.87m) (11'7" x 6'2")** Recessed spotlights, heat alarm, fitted with a range of cream gloss wall and base units with laminated work surfaces, inset stainless steel sink, ceramic hob, built under oven, integrated fridge/freezer, washer/drier and dishwasher.

**Master Bedroom: (6.37m max x 2.92m max reducing to 2.2m) (20'10" x 9'6" reducing to 7'2"):** A large but irregularly shaped room, pendant light, built in wardrobe, uPVC double glazed window, programmer for underfloor heating. Door to:

**En suite:** Light fitting, extractor fan, suite of shower cubicle with thermostatic shower, pedestal wash basin and low level w.c.

**Bedroom 2: (4.59m min x 2.71m) (15'1" x 8'11"):** Light pendant, uPVC double glazed window, under-floor heating programmer.

**Family Bathroom:** Enclosed light fitting, radiator, bathroom suite of panel enclosed bath, fully tiled surrounds, mixer tap with shower/hair-wash attachment, pedestal wash basin with mixer tap, low level w.c.

**Communal Gardens:**

**Allocated Parking Space (numbered).**

**Leasehold:**

**Length of lease:** 130 years remaining (started 1/10/2006).

**Service Charge:** £1402.00 p/a (figures supplied by owner for 2025 – not verified)

**Ground Rent:** £250.00 p/a (figures supplied by owner – not verified)

## **PROPERTY MISDESCRIPTIONS ACT 1991**

"The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."

"The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

"Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property."

"The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts".

## **MISREPRESENTATION ACT 1967**

"These details are prepared as a general guide only. They should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested."

### **Nationwide Property Lettings - Sales**

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