



BUDE ROAD, CHURCHWARD, SWINDON, SN2 2DB

LEASEHOLD £149,950

**Ridgeway**

Ridgeway Estate Agents are delighted to present an immaculate two double bedroom ground floor apartment located in the popular Churchward area. The property features two bathrooms, large living room, kitchen, new Ideal central heating boiler with 5 year manufacturer's warranty, immediately adjacent garage with driveway parking for two cars and attractive gated communal garden. The property has been very well maintained by the current owners and is within a stones throw of the McArthurGlen Designer Outlet Village, while also being within walking distance of the town centre and railway station. The property is offered with No Onward Chain.

#### **ENTRANCE HALLWAY**

Door leading into hallway, airing cupboard and radiator.

#### **LIVING ROOM/DINER**

17' 10" x 12' 2" (5.44m x 3.71m)

Upvc double glazed windows to front and rear, two radiators and electric feature fireplace with surround.

#### **KITCHEN**

10' 3" x 6' 3" (3.12m x 1.91m)

Upvc double glazed window to front, wall and base units with worktops over, stainless steel sink and drainer unit with tiled splashbacks, integral electric oven, hob and cooker hood over, space for fridge-freezer and plumbing for washing machine and dishwasher.

#### **BEDROOM ONE**

13' x 9' 6" (3.96m x 2.9m)

Upvc double glazed window to front and side, radiator, fully fitted triple wardrobe and door through to ensuite.

#### **ENSUITE SHOWER ROOM**

Obscured Upvc double glazed window to side, shower cubicle with shower over and tiled splashbacks, low level W.C., pedestal handwash basin, single wall cabinet and heated towel radiator.



## BEDROOM TWO

13' x 8' (3.96m x 2.44m)

Upvc double glazed window to front, radiator, fully fitted double wardrobe and three draw chest.

## BATHROOM

Obscured Upvc double glazed window to rear, bath with shower over and tiled splashbacks, pedestal handwash basin, heated towel radiator, single wall cabinet and double cabinet.

## GARAGE & PARKING

Driveway parking that offers off-road parking for two cars. This leads to a garage that benefits from a up and over door.

## COMMUNAL GARDEN

The apartments benefits from a communal garden that offers access to all residents within the block. Further benefiting from being mainly laid to lawn and gated rear access.

## LEASEHOLD INFORMATION

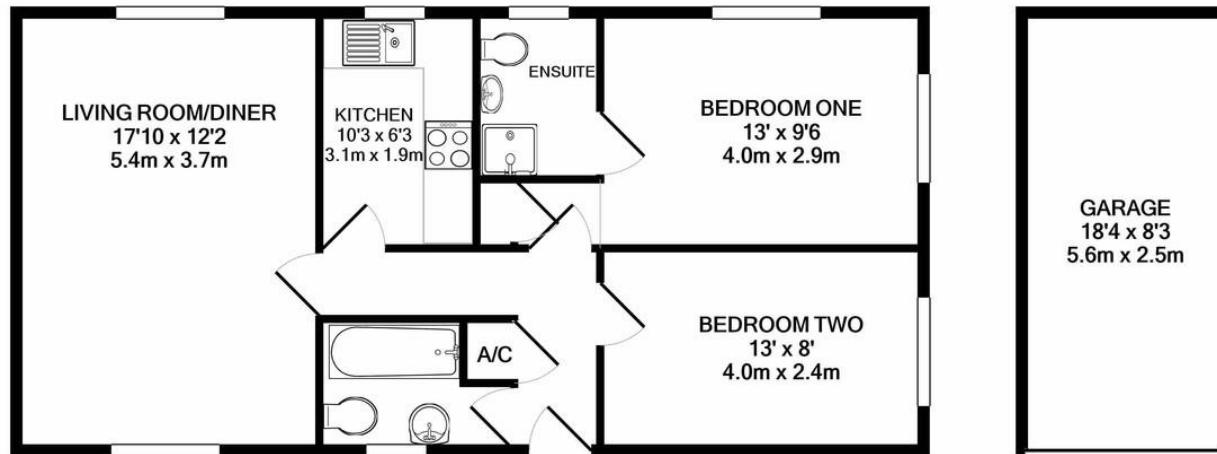
136 Years Remaining

£1000 Service Charge Per Year (Including Building Insurance)

£150 Ground Rent Charge Per Year



## FLOORPLANS



TOTAL APPROX. FLOOR AREA 780 SQ.FT. (72.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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