



- Two Bedroom Apartment
- West Swindon Position
- Local Amenities, Walks & Lake
- Gas Central Heating + Double Glazing

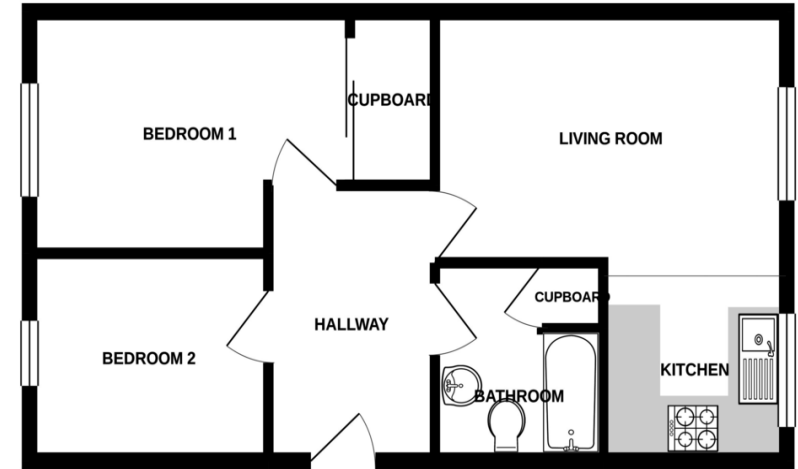
39 Nightwood Copse, Peatmoor, Swindon, Wiltshire, SN5 5DD

Asking Price Of £125,000

A Well Presented and Updated, Two Bedroom Second Floor Apartment in a Much Desired Peatmoor, West Swindon Position. The brief summary of accommodation comprises: Secure Entrance, Entrance Hallway, Living Room, Kitchen, Two Bedrooms & Family Bathroom. Within the last 12 Months the Gas Boiler has been replaced. There is also uPVC double glazing throughout. allocated parking. This property benefits from the proximity to the neighbouring lake and outside space with public walks. The local amenities offer day to day living plus ease of access to the local and national transport links. This we feel offers a great purchase for a First Time Buyer, potential 6 % yield.



GROUND FLOOR
457 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA: 457 sq.ft. (42.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		74	75
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		78	79
		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements