



Flat 16 Avebury House Bentham Close
Swindon



Flat 16 Avebury House
Bentham Close
Swindon
SN5 7FS

A beautifully presented and contemporary one bedroom first floor apartment located in popular West Swindon. Offering great living space the accommodation comprises of an open plan sitting

- First Floor Apartment • Larger than average Bedroom • Open Plan Kitchen / Living area • Allocated parking space • Modern Throughout • Easy access to M4 • •

Offers In Excess Of £120,000



Description

A beautifully presented and contemporary one bedroom first floor apartment located in popular West Swindon. Offering great living space the accommodation comprises of an open plan sitting room and kitchen, larger than average bedroom benefiting from built in wardrobes and fitted bathroom. There is one allocated parking space, several visitors spaces the area and is located with easy access to J16 of the M4.

Ideal investment property with expected income of £595 per month.

Situation

Westlea is a modern purpose built residential location, located on the Western outskirts of Swindon with its own local amenities. There is good access to Junction 16 of the M4 c.3 miles and Swindon Town Centre c.4 miles with mainline railway links to London Paddington and Bristol.

Directions

Services & Council Tax

Council Tax Band A
Electric Wall Heaters



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

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		
	55	55
England & Wales	EU Directive 2002/91/EC	

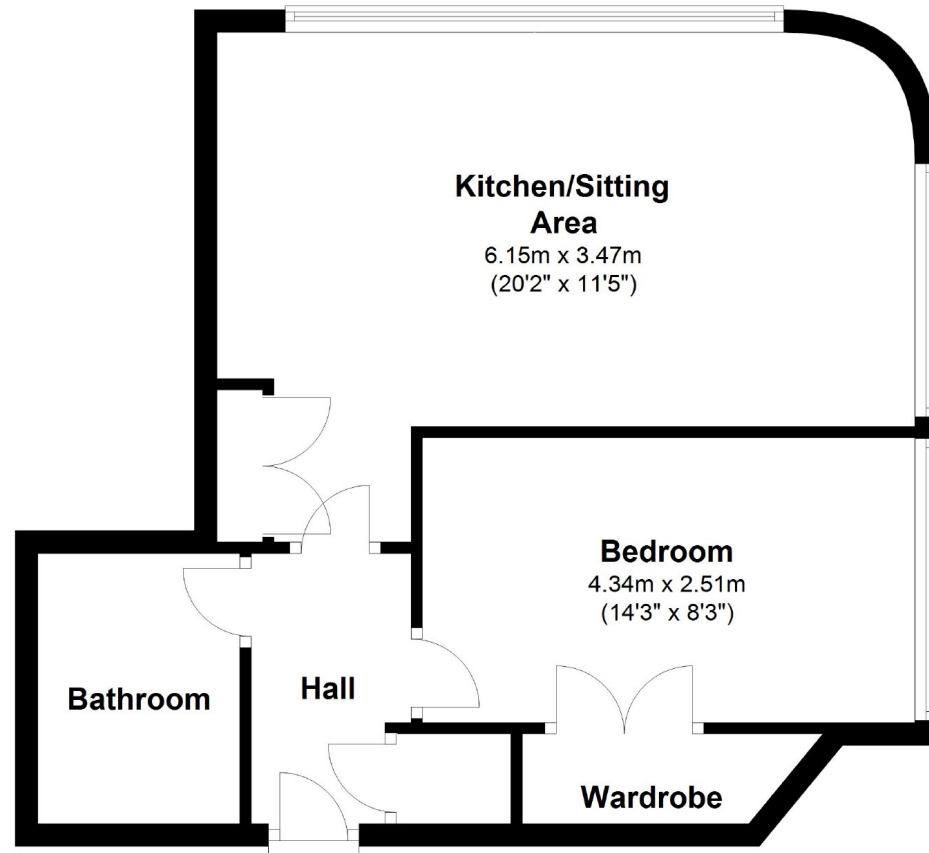
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	60	60
England & Wales	EU Directive 2002/91/EC	



39 Commercial Road, Town Centre, Swindon,
Wiltshire, SN1 5NS
Tel: 01793 487766
Fax: 01793 864859
Email: swindoncentre@strakers.co.uk

strakers.co.uk

Floor Plan



■ Chippenham
■ Corsham

■ Marlborough
■ Malmesbury

■ Royal Wootton Bassett
■ Devizes

■ Swindon
■ North Swindon