



Flat 5, 1 Ginner Road, Swindon, SN3 1FF

Guide Price £160,000 Leasehold





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\*\*\*New Instruction\*\*\* ONE BEDROOM, TOP FLOOR APARTMENT AVAILABLE IN THE MODERN MARLBOROUGH PARK DEVELOPMENT. THIS CONTEMPORARY APARTMENT PROVIDES A SPACIOUS OPEN PLAN STYLE OF LIVING, WITH FLOOR TO CEILING WINDOWS IN ALL PRINCIPAL ROOMS AND A JULIET BALCONY TO THE MAIN RECEPTION ROOM CREATING A LIGHT AND AIRY FEELING. THE KITCHEN INCLUDES A FOUR BURNER GAS HOB AND ELECTRIC OVEN, INTEGRAL FRIDGE-FREEZER, SPACE FOR A WASHING MACHINE AND A GENEROUS RANGE OF UNITS. IN THE BEDROOM THERE IS INTEGRATED STORAGE AND THERE IS ALSO A USEFUL STORAGE CUPBOARD IN THE HALLWAY. THE ACCOMMODATION IS COMPLETED BY A THREE PIECE BATHROOM SUITE WITH ATTRACTIVE TILING TO MAIN AREAS. EXTERNALLY THE PROPERTY HAS ALLOCATED PARKING AND ACCESS TO A SECURE BIKE STORE.

## Situation

Marlborough Park is a modern residential development, well situated with easy reach to Swindon Old Town providing a fantastic range of shops, restaurants and bars along with other amenities. The development allows easy access to the A419, A420 and Junctions 15 and 16 of the M4. Swindon Railway Station is just over 2 miles away providing access to London Paddington is just 55 minutes.

- OPEN PLAN STYLE
- INTEGRATED APPLIANCES
- JULIET BALCONY
- ONE BEDROOM
- THREE PIECE BATHROOM
- GAS CENTRAL HEATING
- FLOOR TO CEILING WINDOWS
- ALLOCATED PARKING



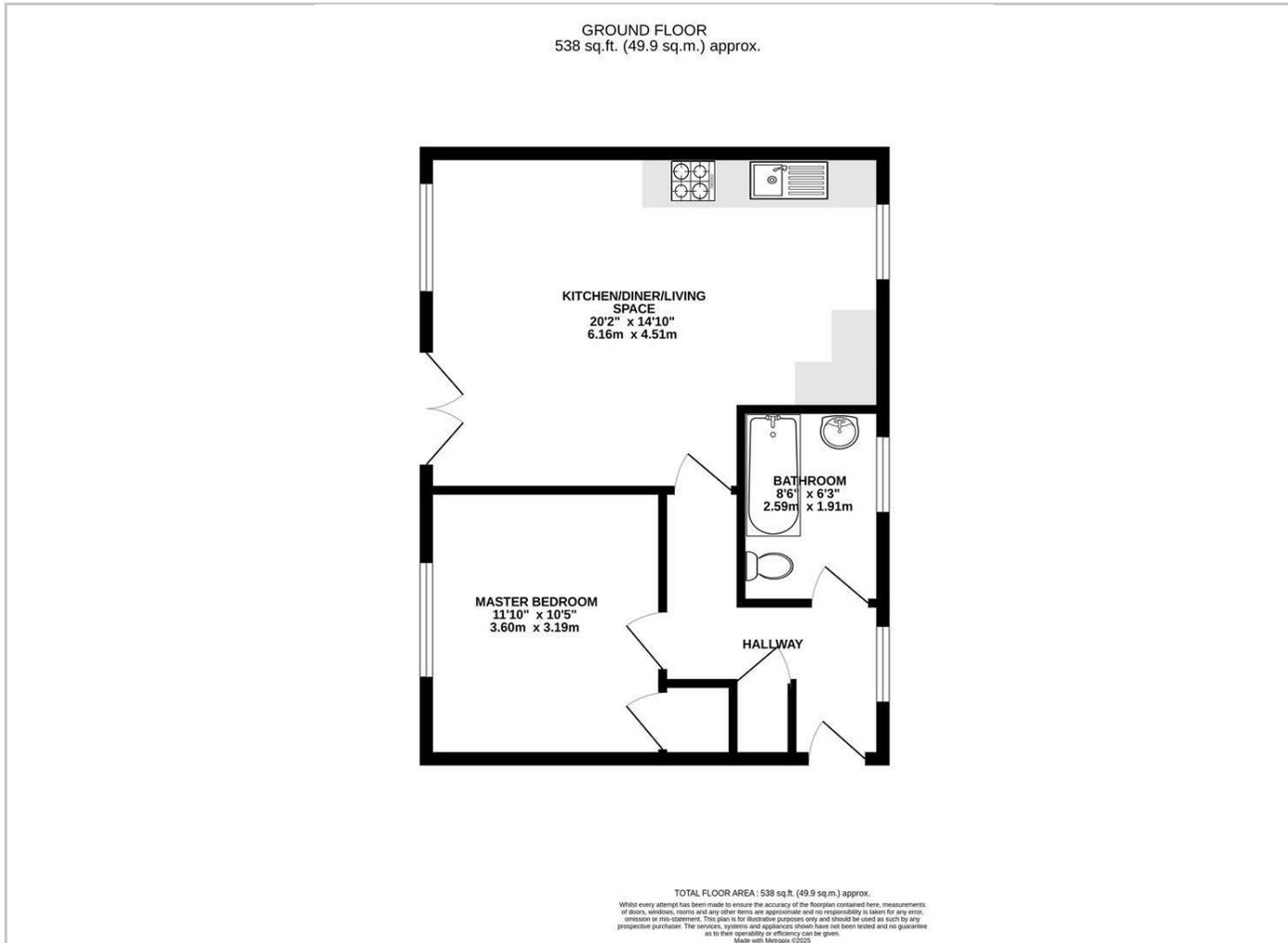
Council Tax Band: B

## Viewing Arrangements

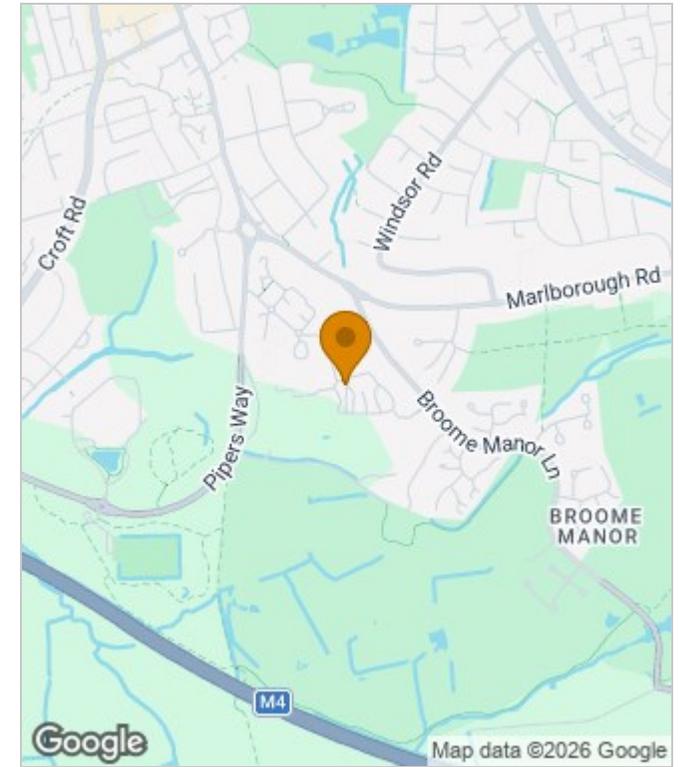
For an appointment to view please call Chappells on 01793 618080 or email: [sales@chappells.uk.com](mailto:sales@chappells.uk.com).



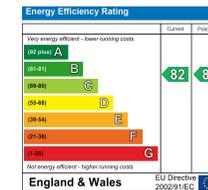
## Floor Plans



## Area Map



## Energy Performance Graph



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