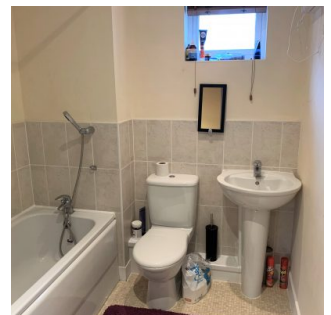
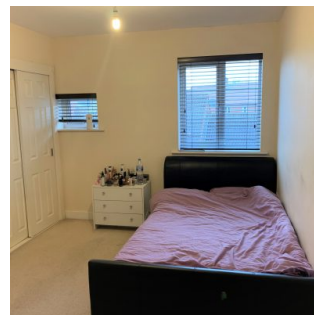
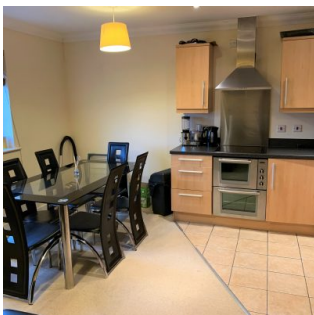


## PROPERTY PARTICULARS

ZAKOPANE ROAD, HAYDON END, SWINDON, SN25 1TQ  
Zakopane Road, Haydon End, Swindon, Wiltshire, SN25 1TQ

£139,950



**A Buy to Let opportunity or potential first home. Features an en-suite to master bedroom, allocated parking, modern finish, integrated kitchen, partially boarded loft space and under-floor heating**

**Bedrooms** 2  
**Living Rooms** 1

+ **No Onward Chain**  
+ **Under-Floor Heating System**

## PROPERTY PARTICULARS

Moovahome offer for sale this modern, well-presented two bedroom flat situated on the top floor of a private residential development in Haydon End, Swindon. Comprising of an open plan lounge/kitchen, two double bedrooms, an en-suite to the master and a bathroom. Features of the property include one allocated parking space, under-floor heating system, a modern finish throughout, integrated kitchen appliances, a partially boarded loft space and secure entry to the building. Ideal for a first-time buyer or an investment opportunity. Moovahome offer flexible, accompanied viewings. A viewing is highly recommended.

### Situation

The property is situated within the popular Haydon End development in North Swindon just 15 minutes from Swindon's Town Centre and Rail Station. The development is ideally located for access to A419 and Thamesdown Drive provides a link to other areas within Swindon.

Local amenities include a local shop, a pub, and the popular Orbital Centre complete with a range of shops and leisure facilities can be reached in just a few minutes. Located nearby are a range of excellent schools from Nursery through to Secondary Schools.

### Layout of the Property: -

#### Hallway

A wooden front door provides entry from the communal landing. Carpet laid throughout and a UPVC double glazed window to the rear of the building. A wall mounted secure entry system and a wall mounted thermostat for the under-floor heating. A ceiling mounted smoke alarm. A loft hatch provides access to a partially boarded loft storage space. Doors to the lounge/kitchen, both bedrooms and the bathroom. Two cupboards housing storage space with one housing the water tank.

### Open Plan Lounge/Kitchen – 4.58m x 4.10m

#### Lounge

Carpet laid throughout and a front aspect, UPVC double glazed window. A wall mounted thermostat for the under-floor heating and a wall mounted TV and phone socket panel complete with a range of electric sockets.

#### Kitchen

A modern kitchen comprising of a wooden wall and base units fitted throughout. Wooden worktops complete with a mottled finish. A stainless-steel sink unit with a mixer tap and drainer. An integral, electric cooker complete with an extractor hood fitted over the top and a splashback panel. An integrated fridge/freezer and washing machine. Ceramic tiled flooring laid throughout and a ceiling smoke alarm completes.

### Bedroom 1 – 3.45m x 4.10m (reduces to 2.77m x 2.83m)

A double bedroom with carpet laid throughout. Two rear aspect, UPVC double glazed windows and a wall mounted thermostat for the under-floor. A wall mounted TV point is available and a built-in double wardrobe complete with sliding doors houses a clothes rail and shelf. A door to the en-suite completes.

## PROPERTY PARTICULARS

### En-Suite – 1.76m x 2.27

A modern, low-level W.C, pedestal wash hand basin and double shower cubicle with a mains fed shower. A range of splashback tiles fitted throughout. A ceiling mounted extractor fan and a wall mounted shaver point. Vinyl flooring fitted throughout.

### Bedroom 2 – 3.04m x 3.09m

A double bedroom with carpet laid throughout. A rear aspect, UPVC double glazed window and a wall mounted thermostat for the under-floor heating completes.

### Bathroom – 1.99m x 1.99m

A modern bathroom suite comprising of a low-level W.C, pedestal wash hand basin and a panelled bath complete with a wall mounted shower attachment. A range of splashback tiles fitted throughout. A ceiling mounted extractor fan and a wall mounted shaver point. Vinyl flooring fitted throughout and a rear aspect, UPVC double glazed window completes.

### Parking

One allocated space is available at the rear of the development. Additional visitor spaces are available on site and street parking is available throughout the development.

### Lease/Service Charges

The lease has 110 years remaining. The ground rent for the property is £150.00 per annum and the Service charge (inclusive of Buildings Insurance) is £500.00 every six months. The development is professionally managed by Jones Robinson Block Management.

### Other Information

The Energy Performance Certificate has a rating of C.

The Council Tax Band for the property is B.

The rental valuation for this property £650.00 per month. The property currently has a tenant in situ.

**\*\*Please note the pictures shown on the advert are of both the property when empty and with the tenant in situ\*\***

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These particulars have been prepared by Moovahome Ltd, although due care and attention to detail has been carried out their accuracy is not guaranteed. Moovahome Ltd advise any potential purchaser to check the property fully prior to submitting an offer of purchase.

## PROPERTY PARTICULARS

Furthermore, the fixtures and fittings including the heating system and appliances have not been checked by Moovahome Ltd, by describing these items we do not infer that they are in working condition. In addition to this, we are not guaranteeing their inclusion in any sale. All room sizes are approximate and should be checked prior to ordering furnishings for a property.

An Energy Performance Certificate (EPC) for this property is available on request.