



7 Linden Court
Holbrook Way
Swindon
Wiltshire
SN1 1BE

Offers In Excess Of £170,000

bettermove

Holbrook Way Swindon

Bettermove are proud to present this 2 bedroom apartment in Swindon, available with no forward chain.

This property benefits from double glazing and gas central heating throughout, with allocated parking available.

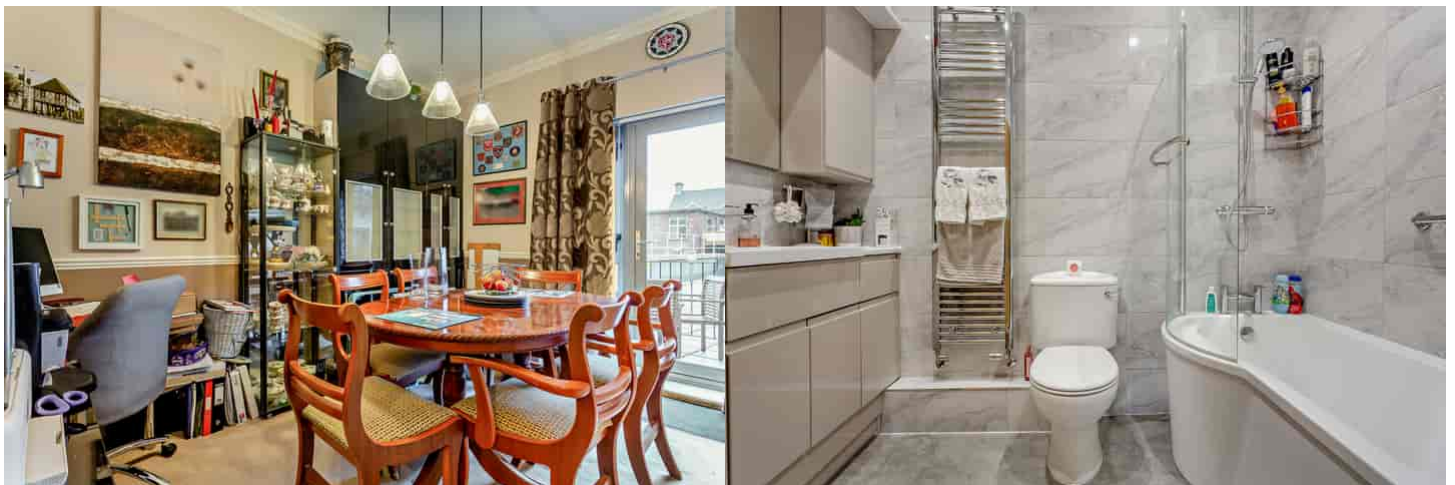
The council tax band is D.

This is a leasehold property with 127 years remaining on the lease; the ground rent and service charge, combined, is approximately £1,300.00 per annum.

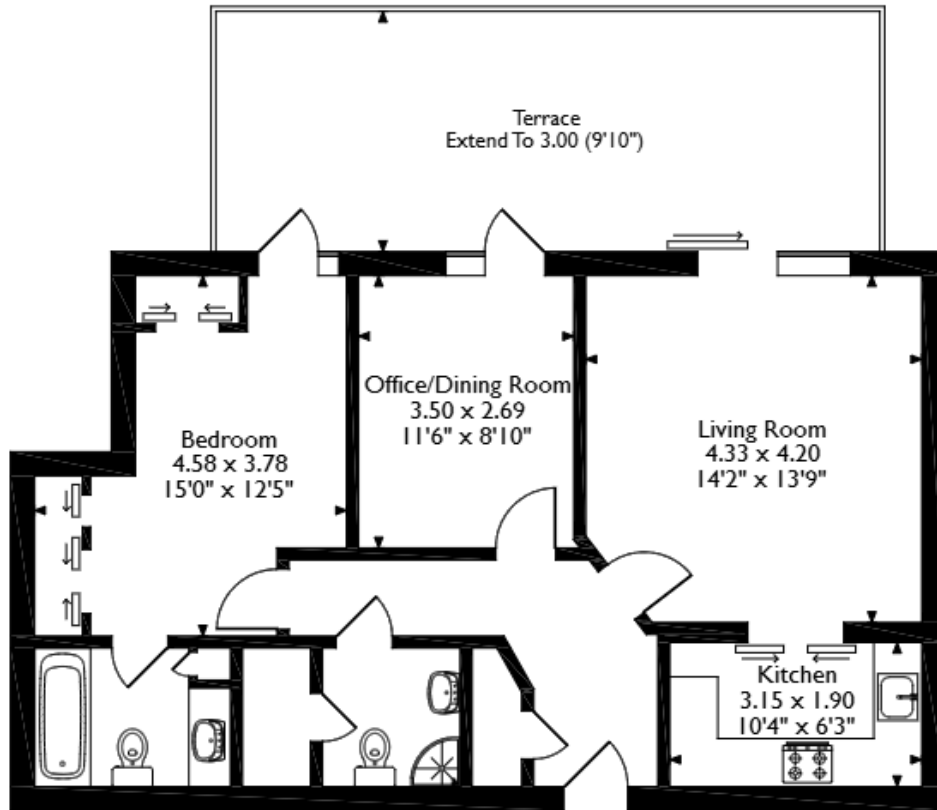
The interior of this well presented, first floor property comprises a spacious living room, fitted kitchen, two good sized bedrooms, the second bedroom is currently used as an office/dining room, with an attached en-suite on the master bedroom and a family bathroom. The exterior boasts a private terrace, perfect for enjoying the summer months.

Located in the popular town of Swindon, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs and schools. Excellent transport links can be found from Swindon Railway Station, a variety of local bus routes, and quick access to the M4.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.



Linden Court, Holbrook Way, Swindon
Approximate Gross Internal Area
68 Sq M/732 Sq Ft



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk

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