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for sale

offers over **£140,000**



Chain Testing House Evening Star Lane Swindon SN2 2FA

A unique one-bedroom apartment within the Grade II listed Metal Testing House, dating back to 1873. Rich in industrial heritage with historic features and machinery displayed within the communal areas, the property offers spacious open-plan living, a generous bedroom and allocated parking.



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Agent Note
Please note that an AML fee is chargeable to the buyer once an offer has been accepted to cover the cost of required identity checks and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Accommodation Details
Entrance Hall
Door to the communal entrance. Intercom. Door to the open plan living accommodation, bathroom and bedroom.

Open Plan Living Accommodation
28' 11" x 11' 6" (8.81m x 3.51m)

Kitchen Area
Double glazed skylight to the rear aspect. Fully fitted kitchen with a range of base and wall mounted units comprising of cupboards and drawers. Integrated fridge freezer, oven, hob and cooker hood. Sink with drainer.

Lounge Area
Two double glazed window to the skylight to the front aspect. Radiator

Bedroom
15' 10" x 10' 6" (4.83m x 3.20m)

Two double glazed skylight to the front aspect. Built-in-storage cupboard. Radiator.





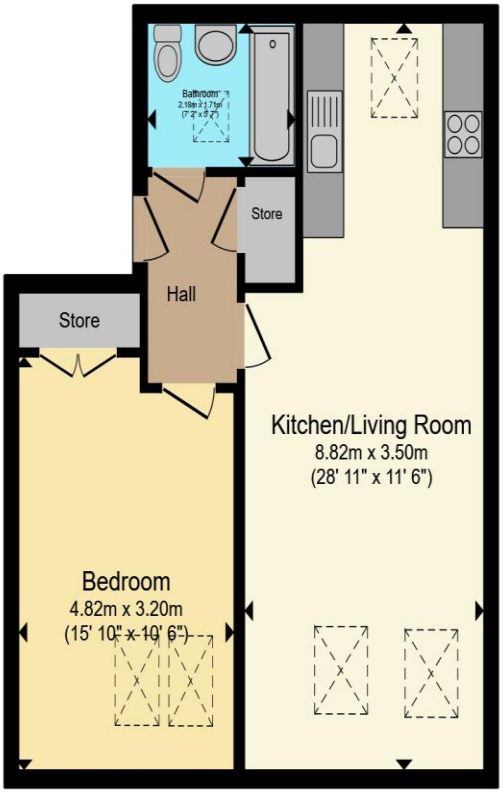


Bathroom
Double glazed skylight to the rear aspect. Three piece suite comprising of panelled bath with shower over, wash hand basin and WC.

External Features
Parking

There is allocated parking with the property





Total floor area 54.0 m² (581 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io





To view this property please contact Connells on

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Unit B11 North Swindon District Centre Thamesdown Drive
SWINDON SN25 4AN

Property Ref: SDN315321 - 0003

Tenure:Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 1728.96

Ground Rent: 450.00

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This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Sep 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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