



46 Staldon Court, Swindon, SN1 7BY
Guide Price £160,000-£165,000

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Staldon Court

Swindon

Leasehold | EPC Rating - B



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An immaculately presented, top floor apartment, situated in the sought-after modern development of East Wichel.

Ideally positioned to take advantage of the local amenities on offer, including a superb Waitrose Store and Hall & Woodhouse Public House, situated on the edge of the Wilts & Berks Canal, offering beautiful walks and countryside views.

This apartment offers a spacious Communal Hall, with secure entry and staircase rising to floors.

The property itself offers a large generous central Hallway, allowing access to a spacious open-plan 20' Living Room with large Kitchen area, ideal for entertaining, the Two double Bedrooms, a modern fitted Bathroom, with white three piece suite and useful Utility Cupboard, off of the Hallway.

Further features PVCu Double Glazing, as well as an allocated Parking Space.

East Wichel is ideally located between Swindon's thriving Old Town and the village of Wroughton. There are a wide selection of amenities which are within easy reach and Junctions 15 and 16 of the M4 motorway are just a short drive away.



Exceptional Service

Our team will guide you through the process of buying or selling your home.

We have a team of dedicated sales progressors in place to ensure your purchase or sale runs smoothly through to completion, keeping you in the loop and a close eye on your chain, while moving you in as swiftly and smoothly as possible.

- Honest valuations in current marketing conditions
- Dedicated sales progression team
- Recommended financial advisors
- 5* service from valuation to completion
- Award winning lettings service
- Ahead of the game marketing strategies
- Professional photography
- Social Media marketing
- Top listings on Rightmove, Zoopla and Boomin

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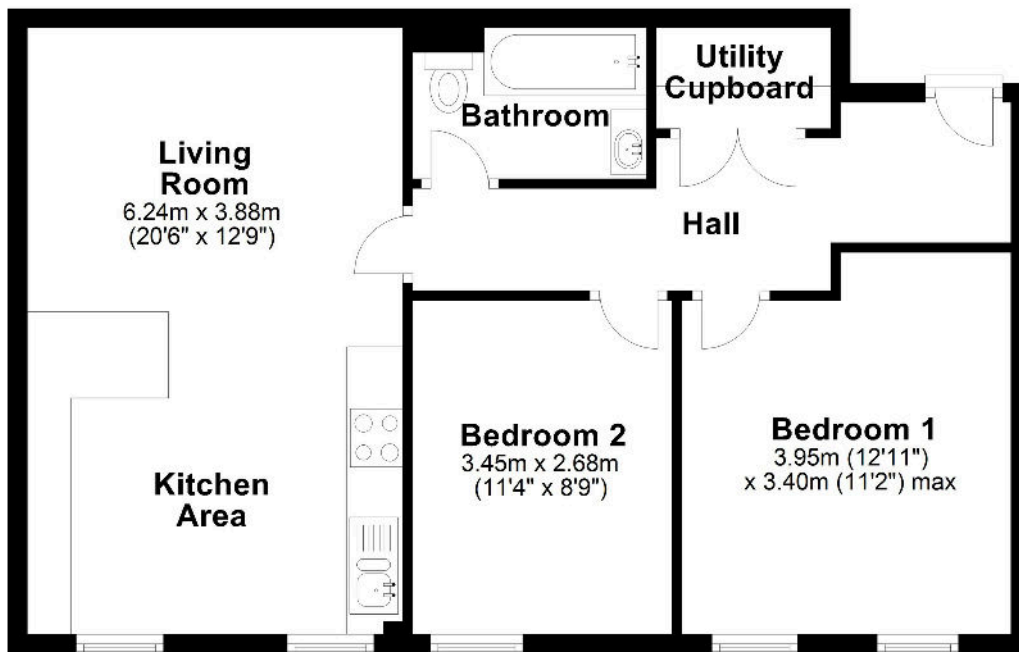
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Floorplan

Second Floor

Approx. 62.2 sq. metres (669.4 sq. feet)



Richard James & their clients give notice that:

1. These sales and particulars do not constitute any part of an offer of contract, and are for the guidance of prospective purchasers only and should not be relied on as statements of fact.
2. No representations are made in these particulars as to the condition of the property or as to whether any service or facilities are in good working order.
3. All Measurements are approximate.