



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS



Swift House St. Marys Road,

1 1 1



### “Central Convenience with a Balcony!”

With a private balcony, a modern interior, an allocated parking space and a central location, this one bedroom apartment ticks all of the boxes!

Located on the third floor with lift access, the property benefits from being very close walking distance of all local amenities including the thriving town centre with a range of independent shops, cafes and restaurants. The train station is within a stones throw of the apartment offering convenient access into London in one hour.

The property is accessed through the secure front entrance to Swift House, with a lift providing access up to the third floor where apartment 25 lies.

Inviting entrance hall with access to the cloakroom cupboard and attractive laminate flooring.

Contemporary open plan kitchen/dining/living room boasting a fantastic open play layout with a full height window overlooking the communal gardens with a south-east facing aspect and a door out to the private balcony. The open plan space comprises a modern kitchen incorporating an array of eye and base level units, a square edge work surface, tiled splashbacks and a stainless steel sink with draining board. There is also an integrated oven, a four ring electric hob with extractor hood over, an integrated microwave, dishwasher and fridge. There is also a sought after breakfast bar, seamlessly flowing into the open plan space, making it perfect for entertaining.

Well-presented living/dining room with a modern, light-coloured laminate floor, LED spotlights, electric panelled radiator and ample space for both living and a dining table and chairs.

The impressive bedroom boasts continued laminate flooring and a door also out to the balcony area providing excellent private outdoor door space.

Modern bathroom with floor to wall tiling, access to the airing cupboard, a heated towel rail and a three piece suite. The three piece suite comprises a tiled enclosed bath with shower over, a half pedestal wash hand basin and a low level WC.

The property is of a leasehold tenure of 150 years commencing from December 2010 with 134 years left remaining. There is a service charge of £1348pa, a ground rent of £339.32pa and buildings insurance of £528.59pa.

The property is approached via a secure fob operated and intercom communal entrance system into a welcoming, modern entrance lobby. There is a door straight out to the communal garden and a lift that rises up to the third floor where apartment 25 is situated.

The property benefits from its own private balcony with a south-east facing aspect, access to the communal gardens and its own allocated parking space situated in the secure, gated underground car park.

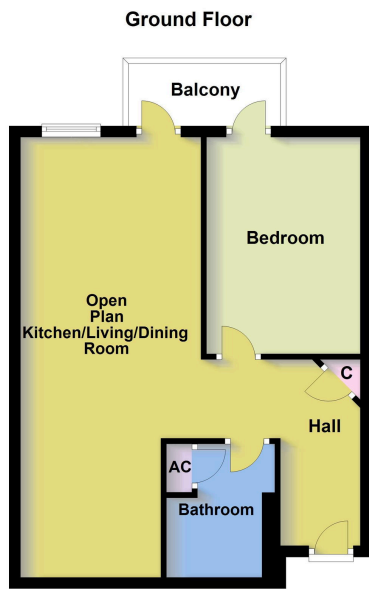
**Open Plan Kitchen/Living/Dining Room** - 7.92m x 3.25m (26'0" x 10'8") max

**Bedroom** - 4.06m x 2.79m (13'4" x 9'2")

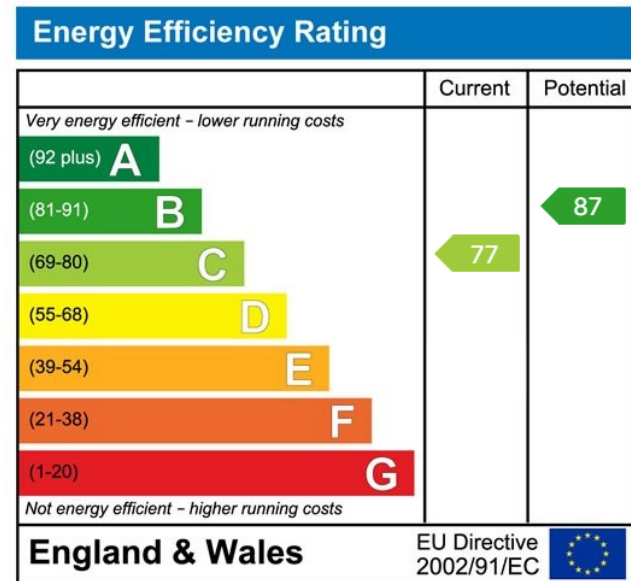
**Bathroom** - 2.49m x 1.68m (8'2" x 5'6")







- Open Plan Living
- Balcony
- Third Floor
- South-East Facing



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

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