

PROSPECT QUARTER

61 Prospect Place, Old Town, Swindon, SN1 3ET





WELCOME TO PROSPECT QUARTER

Tranquil and secluded in a gated garden community, yet set in the heart of Swindon Old Town, Prospect Quarter wears its central location lightly. Inspired by the vernacular of the area's architecture, contemporary and mid-century interiors feature honest materials in a warm, harmonious palette. At street level, independent shops, cafés, bars, and restaurants serve a thriving neighbourhood. The residences are refined, elegant and intuitively designed; each apartment is generously spacious yet warmly intimate.

THE DEVELOPMENT

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The development comprises of twenty-four spacious one and two bedroom apartments finished to the highest standards, complimented by its own garden within a secured gated community.

The spacious apartments combine high ceilings, soft painted walls throughout, feature tiling in kitchens and bathrooms gently reference the contemporary and mid-century finishes throughout. The American walnut feature walls to the entrance lobby and lift, together with the matt bronze door furniture add a texture and some extra character. The kitchens come in a graphite grey and have a streamlined, contemporary finish, while the flooring is set in an elegant herringbone pattern. High spec bathrooms have a slightly art deco feel, with contrast tiling and black taps, towel rails and shower screens.

The communal areas include feature American walnut finishes to walls and secure post-boxes, large parcel delivery cupboard, Stone flooring to lobby area and staircase, A lift serves all floors, Wide communal corridors finished in light organic finishes lead to each apartment. Internal Bin and Cycle stores are located on the ground floor, Landscape gardens by award-winning design practice.

The building is secured by Video entry system at the gated community and entrance lobby, with side gates operated by an entry fob.

Each apartment is secured by a full heat / smoke alarm and a mist fire suppression system for your safety.

Prospect Quarter offers the best of apartment living in the heart of Swindon Old Town, secured development and exceptional finishes making the development the ideal choice for living.

Allocated parking is provided to selected apartments.





SPECIFICATION

Structure

- Reinforced concrete frame building with mansard roof
- Brick/Slate façade
- Anthracite Grey tilt and turn UPVC windows to ground and first floor, tilt only to 2nd floor
- Flat seamless roof system (20 year warranty)

walls, floors & ceilings

- Acoustically insulated concrete floors
- Acoustic plasterboard walls, seamless jointing and painted
- Acoustic plasterboard ceilings, seamless jointed and painted with service void above.

flooring

- Kahr Tiverton Herringbone LVT flooring to all living areas
- Neutral Beige carpets to Bedroom(s)
- Porcelain tiles to all bathrooms

colour palettes

- The apartments have been carefully selected with complementary finishes and textures with Graphite grey super matte cabinets finishes with feature worktops and feature porcelain tiles splashbacks.
- Limed Oak Herringbone LVT flooring throughout the living area, contrasting beautifully with Graphite Grey Kitchens.
- Farrow and Ball paint finishes to Show flats
- Matt bronze ironmongery throughout.
- Lobby finished in American Walnut feature wall and panel providing a rich mid-century modern appearance.

kitchens

- Counter cabinets and tall units in Graphite Grey super matte
- Fenix NTM worktops finished Grigio Efeso
- Tiled splashback
- Appliances – Induction Hob, Multi-Function Oven, Combined Microwave, Fridge/Freezer, Dishwasher

bathrooms

- Wall hung vanity units with drawer storage and high quality taps by The White Space
- Wall hung WC Pan with concealed system by The White Space
- Dual control fixed head and sliding rail shower – finished black by The White Space
- Stone resin shower tray by The White Space
- Framed Crittal effect shower screen finished black
- Full height porcelain wall tiling throughout
- Porcelain floor tiling
- Electric heated towel heater finish black

joinery

- Entrance doors, solid core finished white paint with Matt bronze high-quality ironmongery.
- Internal doors, solid core 5 ladder frame finished white paint with Matt bronze high-quality ironmongery
- Walnut veneer and feature wall to lobby area with integrated mail and parcel boxes
- Built in storage wall with Murphy pull down bed to One Bedroom/Study rooms only

electrical

- Power is provided with meter installed allowing free choice of utility supplier
- 13amp power throughout
- USB charging point to bedroom
- Power sockets in White with option of Matt Bronze included in show flat at additional cost

heating, cooling & ventilation

- Electrical heating to all rooms
- Heat Recovery and ventilation system to all rooms
- Heated towel rails to bathrooms

water

- Domestic cold water is provided complete with Thames water meter installed
- Hot and Cold water is supplied to a minimum of 1 bar

av, telephone & data

- Communal satellite or cable TV (subscription required)
- Satellite or cable TV located to living areas and bedrooms (subscription required)
- Development served by a fibre network facilitating the provision of ultra-high speed internet (subscription required)

misting-fire suppression system

- High pressure water-mist fire suppression system to kitchen/living area

lighting

- Generally recessed downlighter throughout with LED bulbs fitted
- Pendant lights to Bedrooms

floor to ceiling heights

- High ceiling height 2.50m

security

- Gated community with integrated access control
- Video intercom entry system

lift

- One passenger lift serving residential floors

carpark,bin stores and cycle stores

- 14 car parking spaces to selected apartments
- Integral bike store with 1 bike space to each apartment
- Integral Bin Store with wash down facility

external garden / seating area

- Secluded external seating area with soft landscaping



AN URBAN HAVEN

The Old Town area is somewhat of a cultural hub and boasts specialist shops, excellent restaurants, cheerful bars and celebrated museums. The popular location also features rich architecture, with many beautiful buildings and gardens.

Just a short stroll away, you will find green spaces such as Queens Park, Town Gardens or the historic Lawns Park.

There is easy-to-access public transport from Old Town, allowing you to reach Swindon's main shopping area and railway station within a few minutes.



FLOORPLANS

GROUND FLOOR

The ground floor, at Prospect Quarter, is made up of five modern apartments and five individual lockable storage cupboards in the communal corridor. To the left of the building, three 1-bedroom apartments feature stylish kitchens, living spaces and bathrooms - perfect for first-time buyers! To the right of the building, there is a spacious 2-bedroom apartment, featuring an open living area and a separate bathroom. Lastly, the fourth 1-bedroom apartment features a modern multi-use space, which could be used as a home office or walk-in wardrobe, along with a large living area, kitchen and bathroom.

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FLOORPLANS

FIRST FLOOR

The first floor is home to nine modern 1 and 2-bedroom apartments with a range of features. There are two, 2-bedroom apartments, which feature large open kitchen/dining areas with family-sized bathrooms and a private hallway with entrances to both bedrooms. Secondly, there are six, 1-bedroom apartments, all featuring a similar layout to the ground floor with stylish kitchens, living spaces and bathrooms. Lastly, there is one 1-bedroom apartment on the first floor, which features a modern multi-use space, which could be used as a home office or walk-in wardrobe, it also features spacious living areas and a family-sized bathroom. The majority of the apartments on this floor also benefit from additional storage cupboards inside the property.

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DEVELOPMENT OVERVIEW

The table shows a breakdown of each apartment within the development and their current monthly rental income, as well as rental yield.

Plot no.	Type	Sq ft	Monthly rental income
1	2 bed	646	£1,400
2	1 bed with office	756	£1,100
3	Studio	506	£995
4	Studio	439	£995
5	Studio	397	£1,450
6	1 bed	429	£1,050
7	Studio	427	£750
8	Studio	421	£795
9	2 bed	727	£1,270
10	1 bed with office	674	£1,265
11	1 bed	558	£925
12	2 bed	759	£1,300
13	1 bed	551	£1,400
14	1 bed	546	£950
15	1 bed	537	£895
16	1 bed	502	£895
17	Studio	490	£825
18	Studio	441	£825
19	1 bed	462	£865
20	Studio	448	£795
21	Studio	437	£796
22	Studio	462	£850
23	1 bed	489	£1,400
24	Studio	433	£875



LOCAL AMENITIES



- Wood Street - 4 mins / 0.2 miles
- Old Town Gardens - 9 mins / 0.5 miles
- Swindon Train Station - 19 mins / 1 mile
- McArthur Glen Designer Outlet - 27 mins / 1.3 miles



A419 - 10 mins / 3.5 miles



Junction 15 (M4) - 12 mins / 3.6 miles



Junction 16 (M4) - 9 mins / 3.6 miles



Bath - 52 mins / 36.5 miles



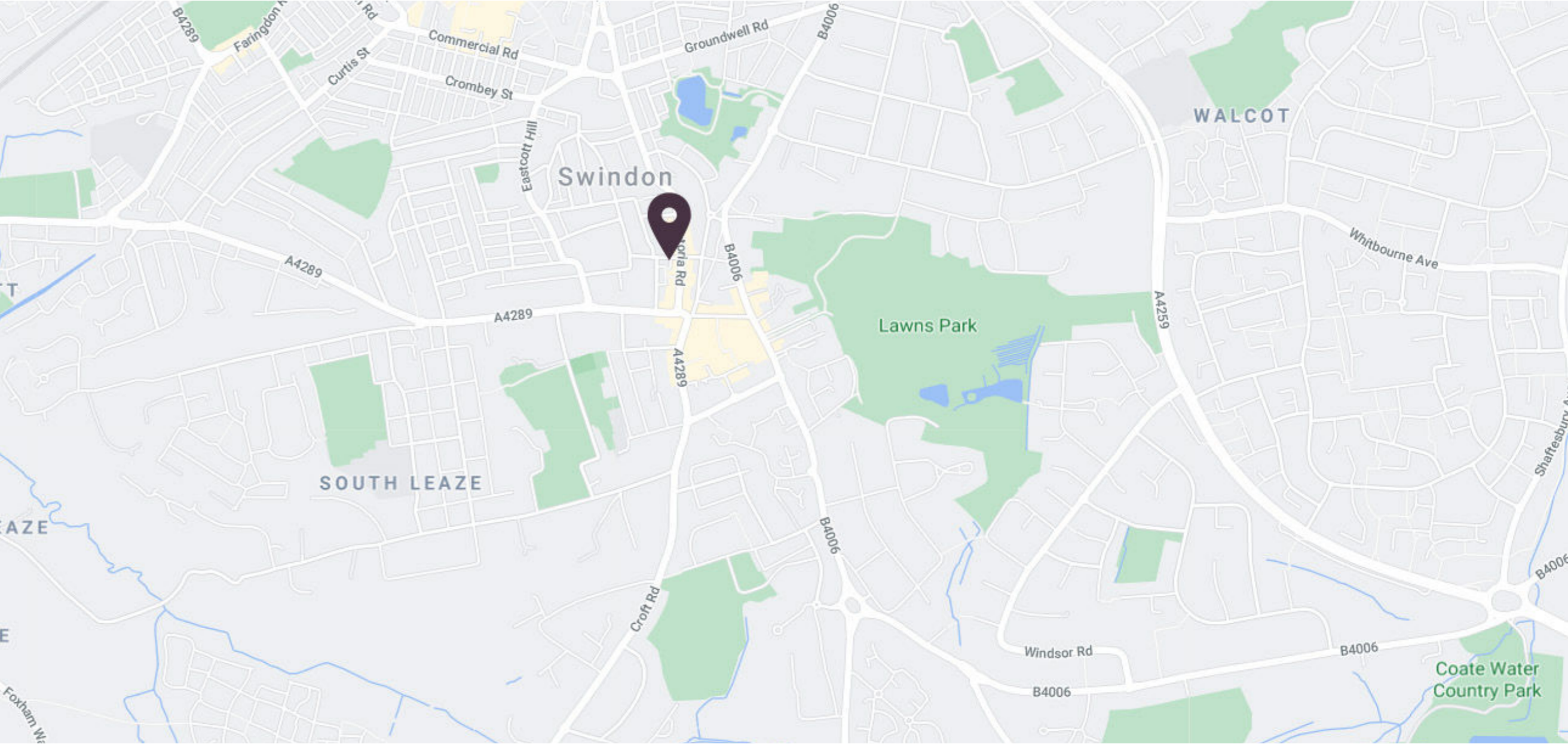
Bristol - 46 mins / 39.5 miles

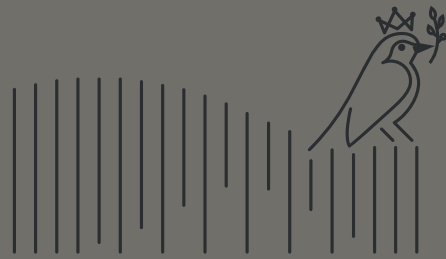


Reading - 54 mins / 39.6 miles



London Paddington - 55 mins / 77 miles





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