



Allen Close, Marlborough Park

**\*\*GUIDE PRICE £175,000-£185,000\*\***

richard james





## Allen Close

### Marlborough Park

Leasehold



#### Property Description

**\*\*TWO PRIVATE BALCONIES!!\*\***

Situated in a sought-after location, this modern upper floor apartment offers a stylish and comfortable living space!

Boasting two bedrooms and two bathrooms, this property is perfect for couples or small families. The apartment features a spacious living area with a balcony, providing a lovely spot to relax and enjoy the surrounding views.

Additionally, the property benefits from off-street parking, ensuring convenience for residents. The contemporary design and high-quality finishes throughout make this apartment a desirable choice for those seeking a modern lifestyle.

With its convenient location and attractive features, this property presents an excellent opportunity for anyone looking for a new home. Don't miss out on the chance to make this stylish apartment yours.

Contact us today to arrange a viewing!

Service charge - TBC

Ground rent - TBC

Lease length remaining - 111 years

Council tax - C

EPC - B







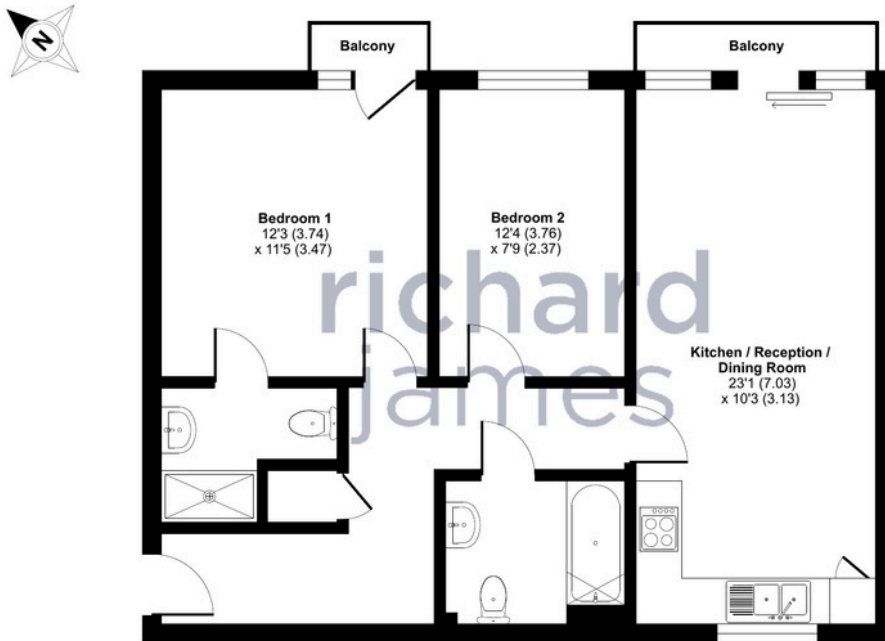







## Floorplan

Approximate Area = 699 sq ft / 64.9 sq m  
For identification only - Not to scale



SECOND FLOOR

 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2024. Produced for Richard James. REF: 1133529

### 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.

## 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

## Richard James Apartments & Investments

01793 688 708

apartments@richardjames.uk

Gemini House | Hargreaves Road | Swindon | SN25 5AZ

# richard james

richardjames.uk