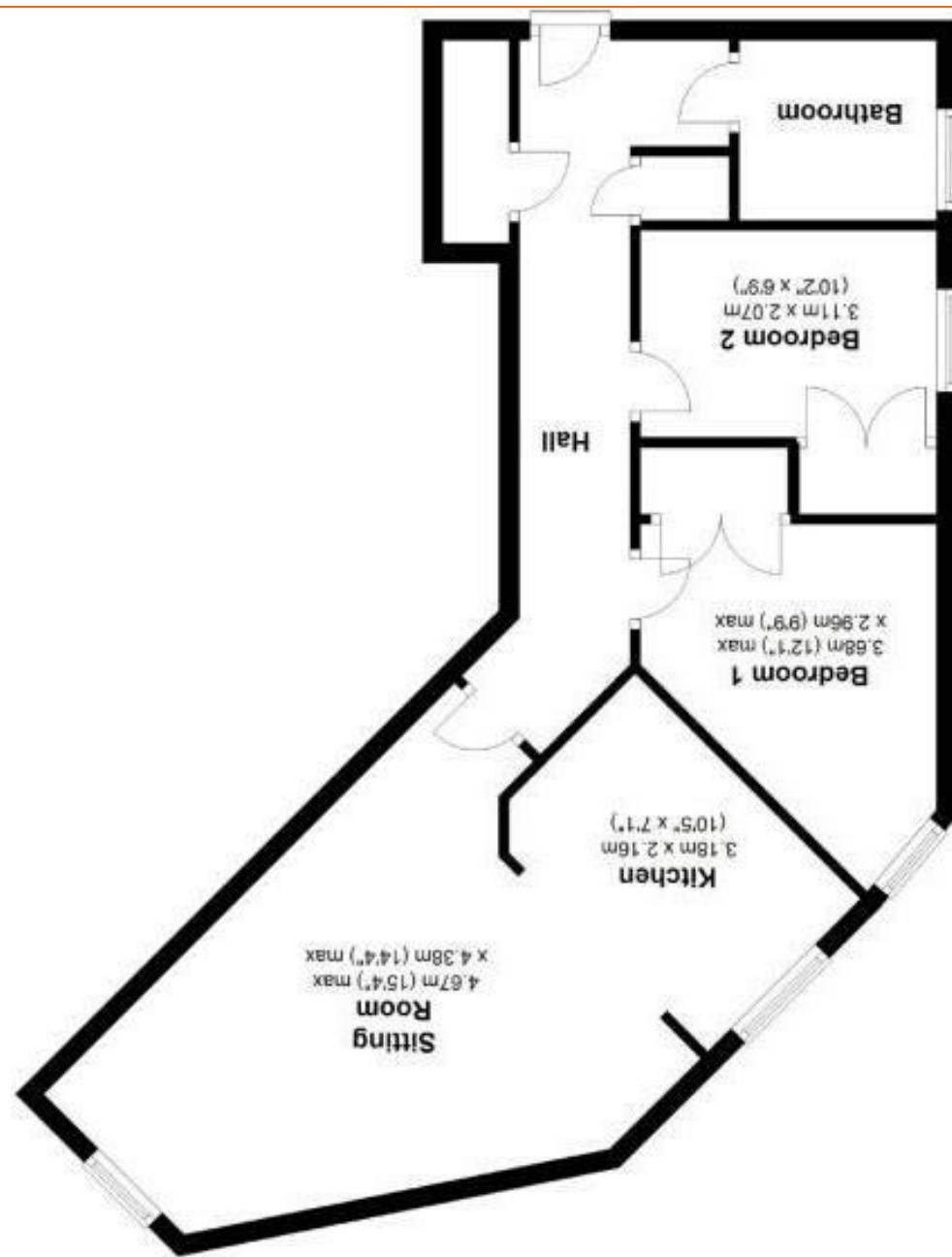


Please note: We have not tested any apparatus, equipment, fixtures or fittings of services and so cannot verify if they are in working order, or if their purpose, neither have we checked legal documents to verify freehold/leasehold status of the property. The measurements and distances are approximate only. We would strongly recommend that all the information which we provide is verified by yourself and also by your conveyancer or surveyor, especially where statements have been made by us to the effect that the information provided has not been verified.

DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements of representation of fact and do not constitute part of an offer. The seller does not make or give nor do we or our employees have the authority to make or give any representation or warranty in relation to the property.

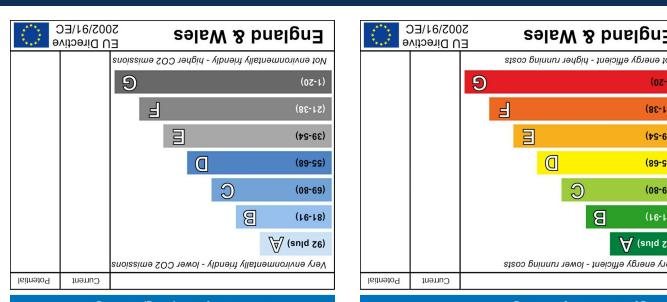


Floor Plan

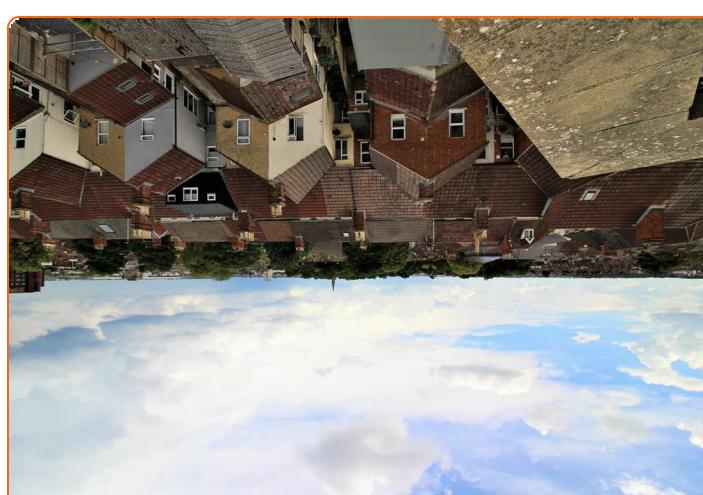
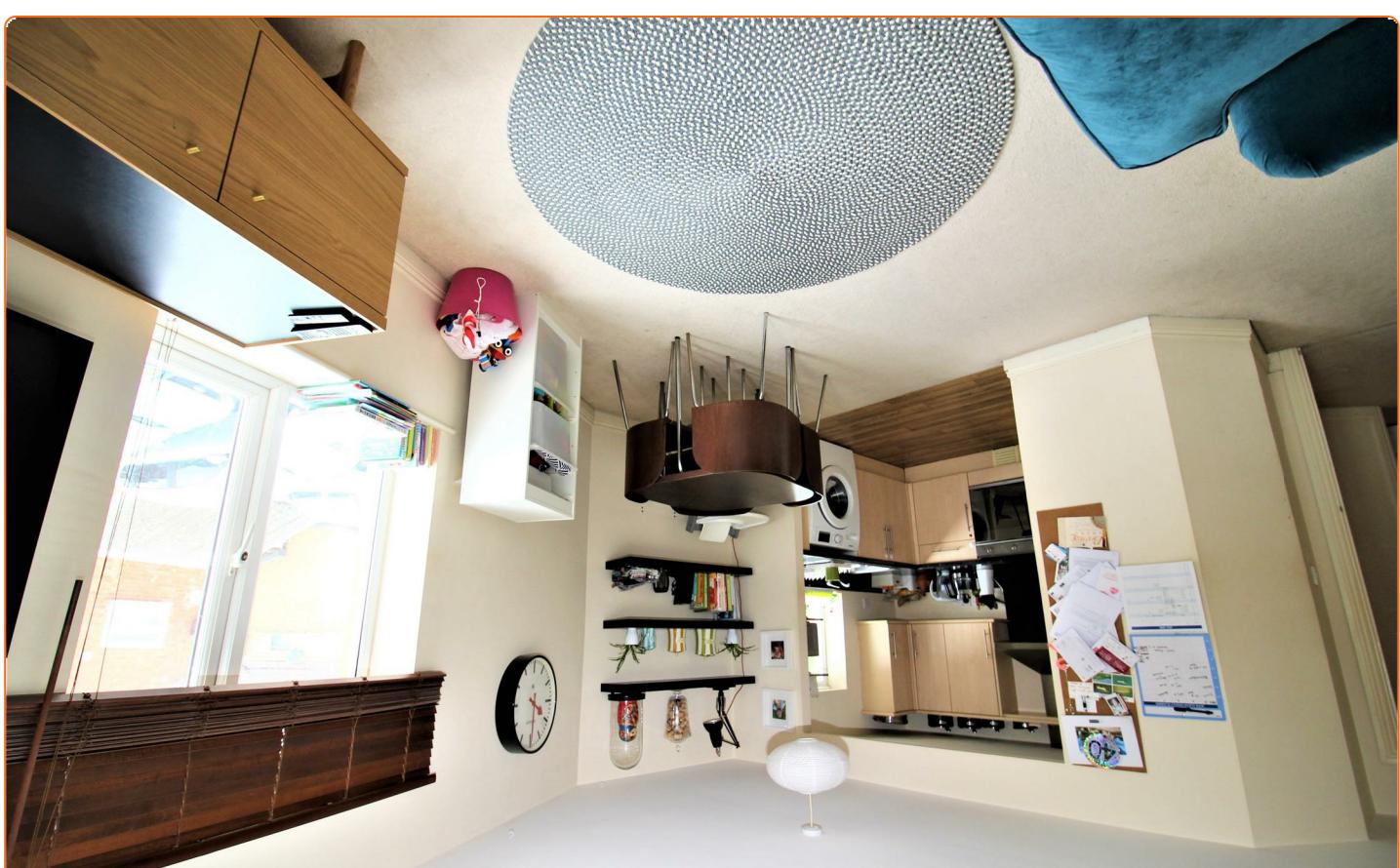
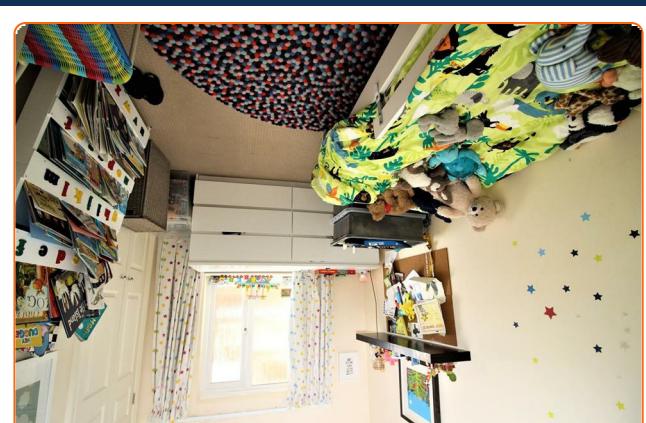
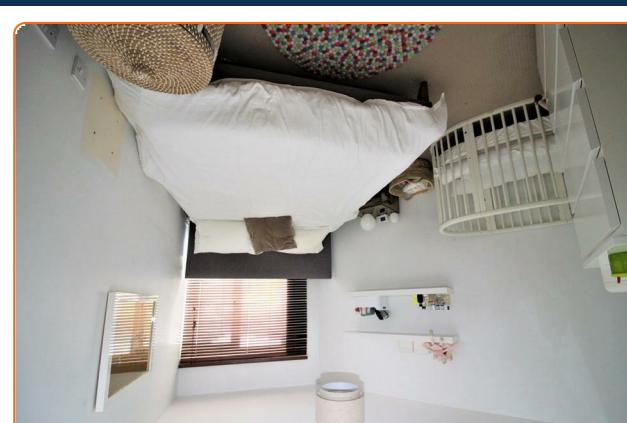


1 The Coterie, Shelley Street, Swindon, Wiltshire, SN1 3PE  
Offers In Excess Of £117,500

dewhurst & co  
estate agents



- 999 YEAR LEASE FROM NEW
- VIEWING RECOMMENDED
- SECURE UNDERGROUND PARKING
- COMMUNAL ROOF TERRACE
- FIRST FLOOR
- SPACIOUS APARTMENT
- POPULAR OLD TOWN LOCATION
- IDEAL FIRST TIME PURCHASE
- IDEAL INVESTMENT OPPORTUNITY
- NO OWNERSHIP CHAIN



Offered to the market with NO OWNERSHIP CHAIN, this extremely well presented two bedroom apartment is situated within a highly sought after and convenient OLD TOWN location. The spacious accommodation is situated on the first floor, and comprises; entrance hall, sitting / dining room, modern fitted kitchen, two generous bedrooms with built in wardrobes and a family bathroom. A particular feature of the property is the communal roof terrace, ideal on Summer days and boasting far reaching views across Swindon. The SECURE UNDERGROUND PARKING can be accessed via remote controlled gates, and in addition there is a pedestrian entrance from Sheiley Street itself. An ideal investment or first time purchase, this property should be viewed early to avoid disappointment.

## 1 The Cotterie, Sheiley Street, Swindon, Wiltshire, SN1 3PE