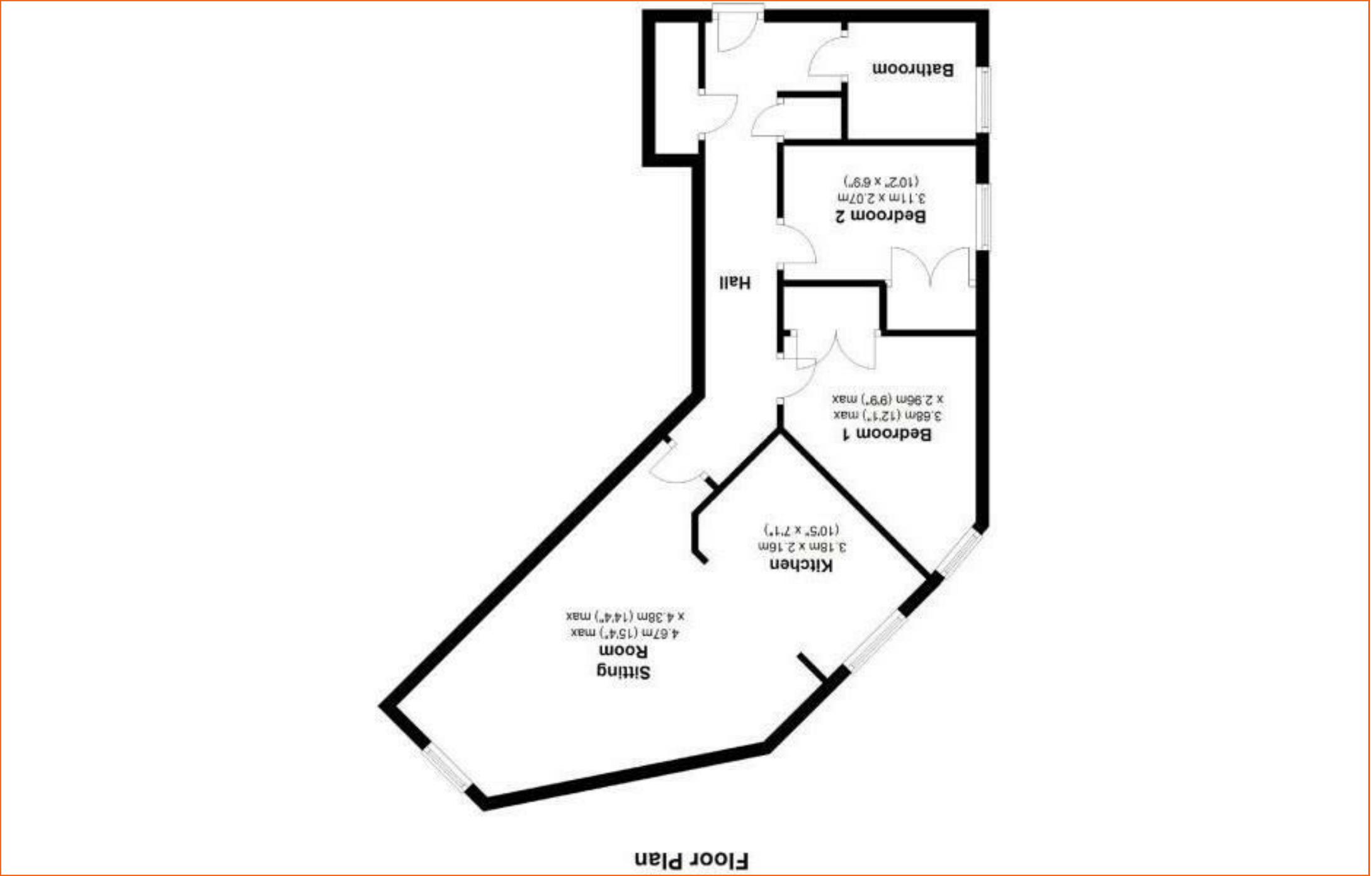




**1 The Coterie, Shelley Street, Swindon, Wiltshire, SN1 3PE**  
**Offers In Excess Of £117,500**

**dewhurst & co**  
estate agents

1 The Coterie, Shelley Street, Swindon, Wiltshire, SN1 3PE

Offered to the market with NO ONWARD 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 Shelley Street itself. An ideal investment or first time purchase, this property should be viewed early to avoid disappointment.



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

| Energy Efficiency Rating                    |                                             |
|---------------------------------------------|---------------------------------------------|
| EU Directive 2002/91/EC                     | 2002/91/EC                                  |
| Very energy efficient - lower running costs | Very energy efficient - lower running costs |
| A                                           | A                                           |
| (81-91)                                     | (81-91)                                     |
| B                                           | B                                           |
| (69-80)                                     | (69-80)                                     |
| C                                           | C                                           |
| (55-68)                                     | (55-68)                                     |
| D                                           | D                                           |
| (39-54)                                     | (39-54)                                     |
| E                                           | E                                           |
| (21-38)                                     | (21-38)                                     |
| F                                           | F                                           |
| (1-20)                                      | (1-20)                                      |
| G                                           | G                                           |
| Not energy efficient - higher running costs | Not energy efficient - higher running costs |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                                                                 |
|-----------------------------------------------------------------|-----------------------------------------------------------------|
| EU Directive 2002/91/EC                                         | 2002/91/EC                                                      |
| Very environmentally friendly - lower CO <sub>2</sub> emissions | Very environmentally friendly - lower CO <sub>2</sub> emissions |
| A                                                               | A                                                               |
| (81-91)                                                         | (81-91)                                                         |
| B                                                               | B                                                               |
| (69-80)                                                         | (69-80)                                                         |
| C                                                               | C                                                               |
| (55-68)                                                         | (55-68)                                                         |
| D                                                               | D                                                               |
| (39-54)                                                         | (39-54)                                                         |
| E                                                               | E                                                               |
| (21-38)                                                         | (21-38)                                                         |
| F                                                               | F                                                               |
| (1-20)                                                          | (1-20)                                                          |
| G                                                               | G                                                               |
| Not environmentally friendly - higher CO <sub>2</sub> emissions | Not environmentally friendly - higher CO <sub>2</sub> emissions |