



**1 Tuke Walk Old Town SN1 4GR**

**Offers in Excess of £100,000**

- First floor apartment
- Open plan living/kitchen area
- Ideal first-time purchase or investment buy
- Underground parking



An opportunity to acquire this first floor apartment situated in Old Town with access to Swindon town centre and junction 15 of the M4 via main routes. There is elevator access as well as stairs access to the apartment. The accommodation comprises of a communal entrance hall with secure entry system, private entrance hall, 16' lounge area, 13' kitchen area, bathroom and a 13' bedroom. Further benefits include double glazing, electric convector heating and underground allocated parking. There is currently a tenant in occupation paying £625 (six hundred & twenty five pounds) per calendar month Un-furnished.

#### **Entrance Porch**

Double glazed communal door with storm canopy and secure entry system to communal entrance hall with stairs and lifts to all floors and apartments.

#### **Private Entrance Hall**

Built-in cupboard, doors to all rooms, convector heater, wall mounted trip switch fuse box and telephone point.

#### **Lounge Area** 16' 9" x 13' 0" (5.11m x 3.96m)

Double glazed window, television point, wall mounted convector heater and access to kitchen.

#### **Kitchen Area** 13' 5" x 7' 4" (4.09m x 2.24m)

One and a half bowl single drainer sink unit with mixer tap, follow on roll top work surface, ample wall mounted and base level matching units, built-in oven and inset electric hob with cooker hood over, space and plumbing for washing machine, further appliance space, breakfast bar, part tiled walls and vinyl flooring.

#### **Bedroom** 13' 5" x 10' 3" (4.09m x 3.12m)

Double glazed window and wall mounted convector heater.

#### **Bathroom**

Suite comprising panelled bath with mixer taps, wall mounted shower and shower screen, pedestal wash hand basin, low level wc, part tiled walls, radiator towel rail, inset spots and vinyl flooring.

#### **Outside**

Communal bin store and bike store

#### **Parking**

One underground parking space



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