



4 The Coterie Shelley Street, Town Centre, Swindon, SN1 3PE

- IDEAL FIRST TIME BUY OR BUY TO LET INVESTMENT
- Ground Floor Apartment
- Two Bedrooms
- Long Lease With 980 Years Remaining
- NO GROUND RENT
- Secure Underground Parking
- 19ft Lounge/Diner
- Kitchen & Bathroom
- Built In Wardrobes In Both Bedrooms
- Good Location

Offers Over £145,000



*** IDEAL FIRST TIME BUY OR BUY TO LET INVESTMENT *** We are pleased to offer this ground floor two bedroom apartment located in the town centre within walking distance to all shops, schools and railway station. The accommodation briefly comprises of entrance hallway, lounge/diner, kitchen, two bedrooms and bathroom. Property also benefits from secure underground parking, communal roof terrace and uPVC double glazing. An early viewing is recommended.

Entrance Hallway

Storage cupboard. Airing cupboard. Intercom system. Storage heater.

Lounge/Diner

uPVC windows to rear and side elevation. Storage heater.

Kitchen

uPVC window to side elevation. Matching wall and base units with rolled edge worktops over. Stainless steel sink and drainer with half bowl. Built in single oven. Electric hob with extractor hood over. Integral washing machine. Space for fridge/freezer. Part tiled walls. Inset lights. Vinyl flooring.

Bedroom One

uPVC window to side elevation. Built in double wardrobe. Electric heater.

Bedroom Two

Obscured uPVC window to side elevation. Built in double wardrobe. Electric heater.

Bathroom

Obscured uPVC window to side elevation. White suite comprising of panelled bath with shower over, pedestal wash hand basin with splash back tiles and low level W.C. Extractor fan. Shaving point. Part tiled walls. Vinyl flooring. Electric heater.

Parking (Allocated)

Secure underground parking with electric gates. Door to communal staircase. Bin store.

Communal Roof Terrace

Allocated on the third floor is a communal roof terrace with stunning views of Swindon.

Lease Terms

999 year lease with 980 years remaining.

Management & Ground Rent Charges

No ground rent.

Management charges - £1,709.32 per annum.

Council Tax

Band A.

Sizes

Please note, all measurements of room sizes given are not guaranteed and figures are for guidance only.

Viewings

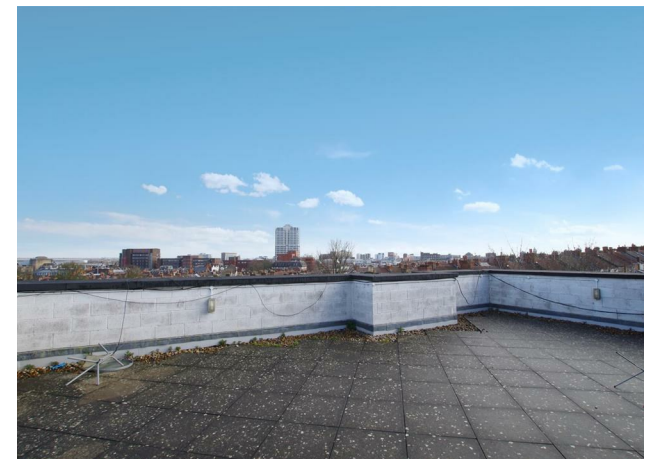
Strictly via our Swindon office telephone (01793) 641641.

Mortgages

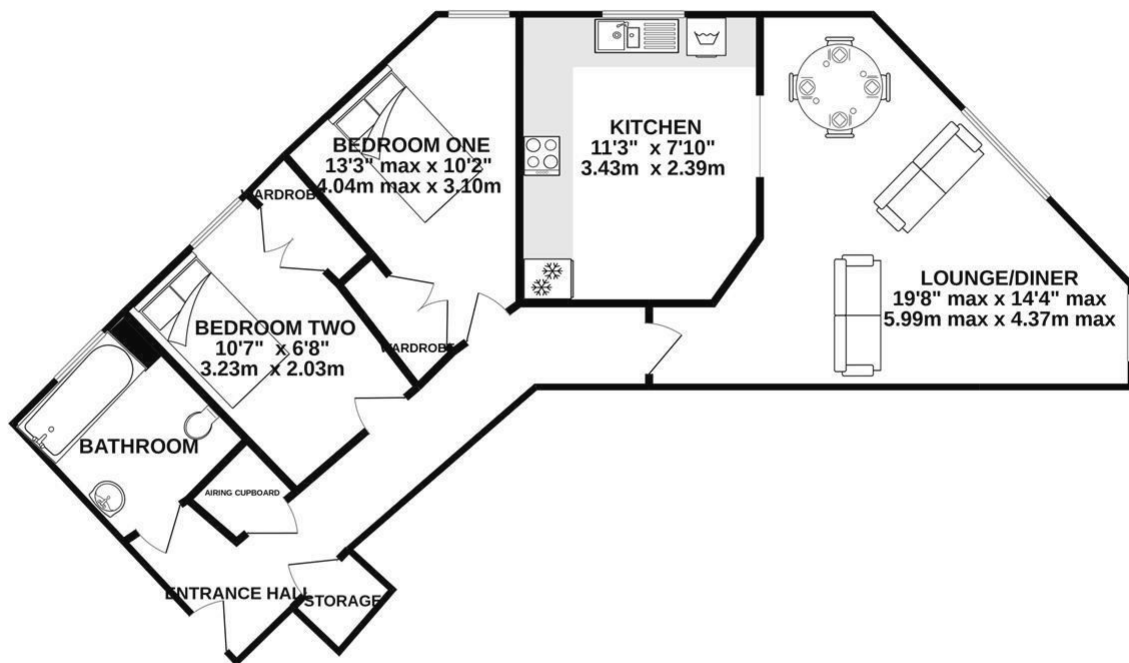
If you would like independent mortgage advice please call Primary Mortgage Centre on (01793) 616617. Home visits available.

Money Laundering

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



GROUND FLOOR
657 sq.ft. (61.0 sq.m.) approx.



TOTAL FLOOR AREA : 657sq.ft. (61.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	83	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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