



4 Rokeby House Fire Fly Avenue, Old Railway Quarter, Swindon, SN2 2GF

- NO ONWARD CHAIN
- One Bedroom Apartment
- Long Lease With 986 Years Remaining
- Open Plan Lounge/Diner/Kitchen (With Integral Appliances)
- 19FT Terrace
- Currently Let For £9,300 Per Annum
- Bathroom
- Secured Parking
- Secure Video Entry System
- Excellent Location

Chain Free £140,000



*** IDEAL BUY TO LET INVESTMENT OR FIRST TIME BUY *** NO ONWARD CHAIN *** We are pleased to offer this one bedroom apartment set in the heart of Swindon's heritage district. The accommodation comprises of entrance hall with intercom system, open plan living / kitchen area with French doors to terrace, good sized master bedroom and bathroom. The property also benefits from an allocated parking space. The area is steeped in both local and national history and is quickly becoming the cultural hub of Swindon with The National Trust HQ, Steam Museum, English Heritage National Monuments Record Centre and The Outlet Village with restaurants you will never be short of things to do and see. Must be viewed.

Entrance Hallway

Large storage cupboard. Intercom system. Electric heater.

Kitchen Area

uPVC window to front elevation. Matching wall and base units with rolled edge worktops over. Stainless steel sink and drainer. Built in single oven. Ceramic hob with extractor hood over. Integral fridge/freezer, dishwasher and washer/dryer. Vinyl flooring. Inset ceiling lights.

Lounge/Diner

uPVC windows and French doors to terrace. Two electric heaters.

Bedroom

uPVC window to terrace. Built in double wardrobe. Electric heater.

Bathroom

Obscured uPVC window to front elevation. White suite comprising of panelled bath with shower over, wash hand basin and built in W.C. Extractor fan. Shaving point. Part tiled walls. Vinyl flooring. Heated towel rail.

Terrace

Enclosed by brick wall and iron cast railings. Block paved.

Parking

Secured parking for one vehicle.

Lease Terms

999 year lease with 986 years remaining.

Management Charges & Ground Rent

Management - £1596 per annum.

Ground Rent - £250 per annum.

Council Tax

Band B.

Photographs

Please note that photos were taken prior to the current tenants moving into the property.

Sizes

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

Viewings

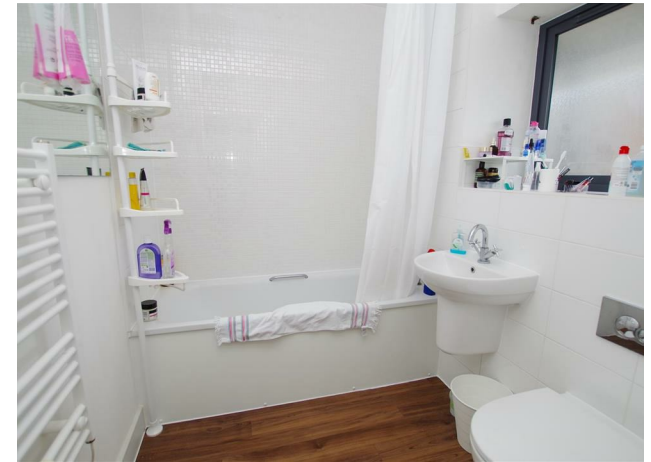
Strictly via our Swindon office telephone (01793) 641641.

Mortgages

If you would like independent mortgage advice please call Dan Spurr at Primary on (01793) 616617. Home visits available.

Money Laundering

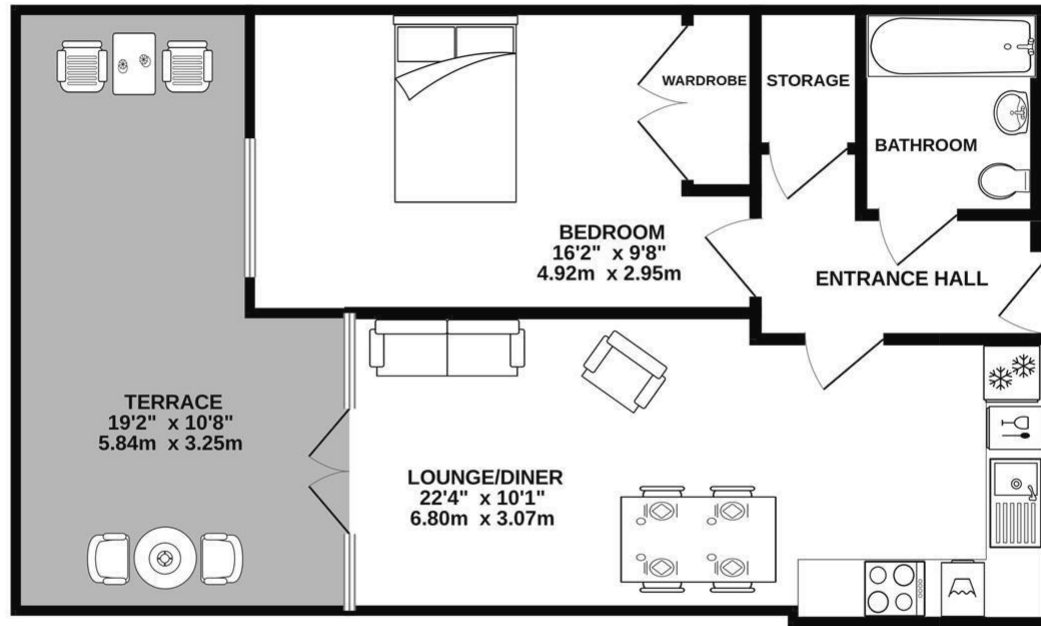
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



PRIMARY HOMES & LETTINGS

Tel: 01793 641 641

FIRST FLOOR
459 sq.ft. (42.7 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C	75	
(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	

TOTAL FLOOR AREA: 459 sq.ft. (42.7 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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