



1 Rigel Close, Oakhurst, Swindon, SN25 2LH

- Ground Floor Flat
- Two DOUBLE Bedrooms
- LONG LEASE WITH 980 YEARS REMAINING
- En-Suite To Master
- Gas Central Heating
- Allocated Parking
- 18ft Lounge/Diner
- BRAND NEW Kitchen (with integral appliances)
- Built In Wardrobes
- Excellent Location

Price £160,000



We are pleased to offer this stunning and spacious two bedroom ground floor flat situated in the popular area of Oakhurst, North Swindon, within easy access to all local amenities, Orbital Shopping Centre and transport links such as the A419. The accommodation comprises of entrance hallway, lounge/diner, kitchen, master bedroom (with en-suite shower), one further bedroom and bathroom. The property also benefits from allocated parking, gas central heating and uPVC double glazing. Viewing is highly recommended.

Entrance Hallway

Storage cupboard. Airing cupboard. Intercom system. Radiator.

Lounge/Diner

uPVC window to front elevation. Two radiators.

Kitchen

uPVC windows to rear elevation. Cottage style wall and base units with rolled edge worktops over. Stainless steel sink and drainer with half bowl. Built in double oven. Gas hob with extractor hood over. Integral appliances include dishwasher, washing machine and fridge/freezer. Inset ceiling lights. LVT flooring. Radiator.

Bedroom One

uPVC window to front elevation. Two built in double wardrobes. Radiator.

En-Suite

Obscured uPVC window to front elevation. White suite comprising of double built in shower, pedestal wash hand basin and low level W.C. Shaving point. Extractor. Part tiled walls. Inset ceiling lights. Vinyl flooring. Heated towel rail.

Bedroom Two

uPVC window to front elevation. Built in wardrobe. Radiator.

Family Bathroom

Obscured uPVC window to rear elevation. White suite comprising of panelled bath, pedestal wash hand basin and low level W.C. Shaving point. Extractor. Part tiled walls. Inset ceiling lights. Vinyl flooring. Heated towel rail.

Parking

Allocated parking for one vehicle.

Lease Terms

999 year lease with 980 years remaining.

Service Charge & Ground Rent

Service charge - £1,245 per annum.

Ground rent - £203.40

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

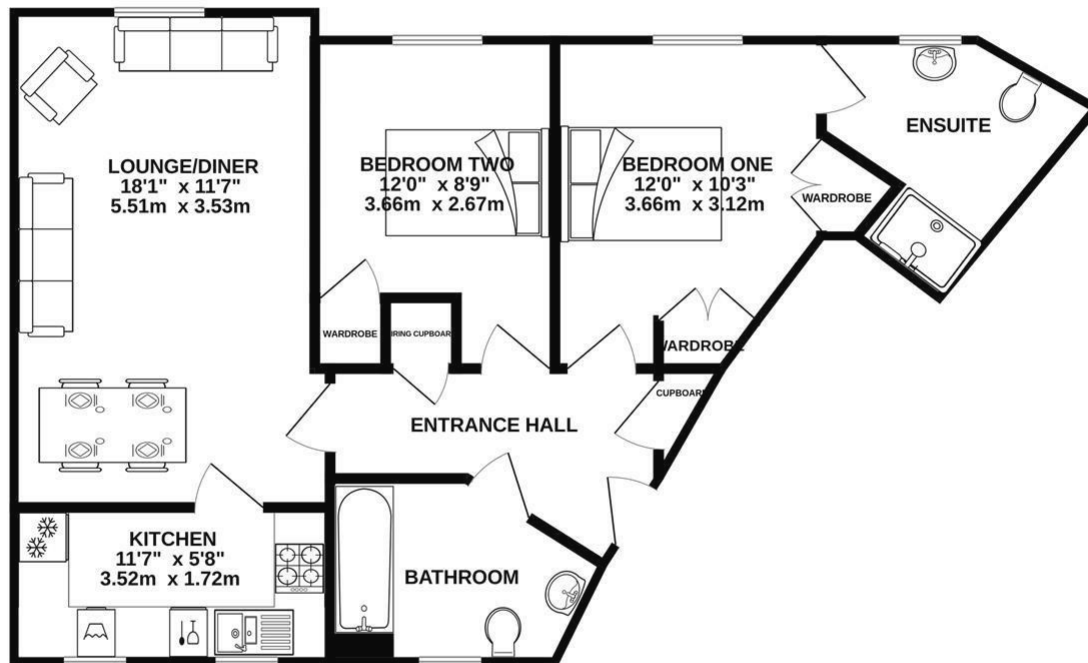
If you would like independent mortgage advice please call Dan Spurr at Primary on (01793) 616617. Home visits available.

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.



GROUND FLOOR 797 sq.ft. (74.0 sq.m.) approx.



TOTAL FLOOR AREA: 797sq.ft. (74.0 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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101 Commercial Road, Swindon, SN1 5PL
Tel: 01793 641641 Fax: 01793 618127
Email: info@primaryhomesandlettings.co.uk
www.primaryhomesandlettings.co.uk