



## THE HEIGHTS

Old Town, Swindon, SN1 4NN



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- IDEAL INVESTMENT OPPORTUNITY
- First Floor Maisonette
- CASH BUYERS ONLY
- NO ONWARD CHAIN
- One Bedroom
- Lounge/Diner
- Kitchen
- Bathroom
- Parking

**Price £90,000**



**\*\*\* CASH BUYERS ONLY \*\*\* IDEAL INVESTMENT OPPORTUNITY \*\*\*** We are pleased to offer this first floor one bedroom maisonette being sold with NO ONWARD CHAIN. The accommodation comprises of entrance hallway, lounge/diner, kitchen, bedroom and bathroom. Property also benefits from parking, communal garden and uPVC double glazing. Located in the popular area of Old Town, within easy access to Swindon town centre, train station, schools and transport links such as the M4 motorway.

### **Entrance Hallway**

Storage cupboard. Airing cupboard.

### **Lounge/Diner**

uPVC windows to front 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. Space and plumbing for washing machine. Space for fridge/freezer. Part tiled walls. Tiled flooring.

### **Bedroom**

uPVC window to front elevation. Storage heater.

### **Bathroom**

Obscured uPVC window to rear elevation. White suite comprising of panelled bath with electric shower over, pedestal wash hand basin and low level W.C. Part tiled walls. Vinyl flooring. Heated towel rail.

### **Communal Area**

Communal garden. Bin store.

### **Parking**

Allocated parking space.

### **Lease Terms**

99 year lease with 51 years remaining.

### **Management Charges & Ground Rent**

Management - £900 per annum.

Ground rent - £145 per annum.

### **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**

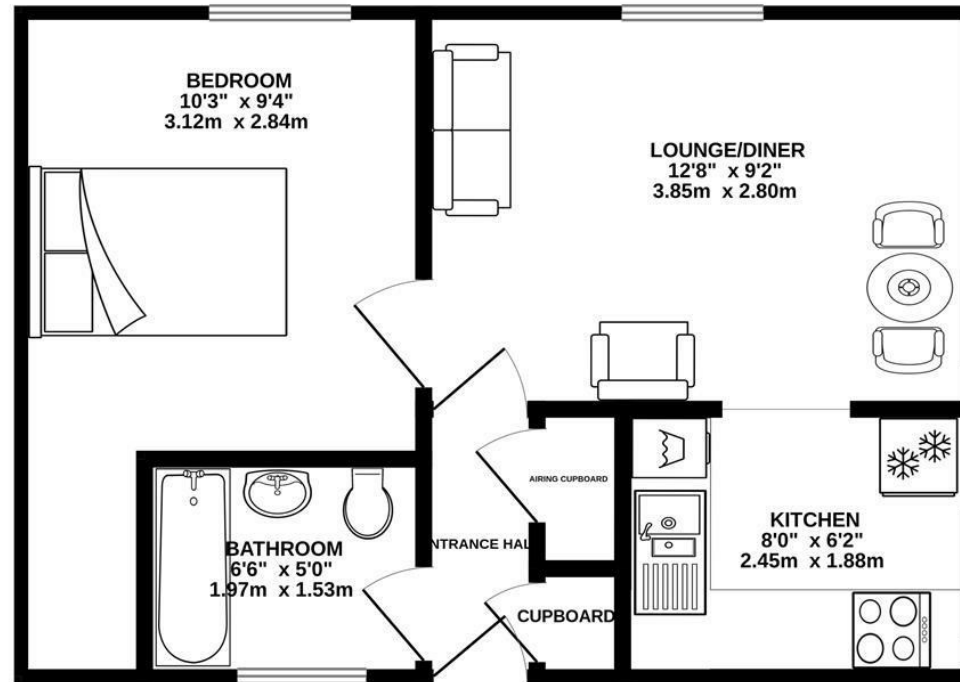
If you would like independent mortgage advice please call Dan Spurr at Primary on (01793) 616617. Home visits available.

### **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.



1ST FLOOR  
337 sq.ft. (31.3 sq.m.) approx.



TOTAL FLOOR AREA : 337 sq.ft. (31.3 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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**PRIMARY**  
HOMES & LETTINGS