

BATH ROAD Old Town, Swindon, Wiltshire SN1 4AH



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- IDEAL FIRST TIME BUY OR BUY TO LET
 INVESTMENT
- First Floor Apartment
- Two DOUBLE Bedrooms
- NO ONWARD CHAIN
- Allocated Parking With Additional Visitors Spaces
- Long Lease With 961 Years Remaining
- Currently Let For £11,400 Per Annum
- EPC Rating C
- Excellent Location

Chain Free £160,000









*** IDEAL FIRST TIME BUY OR BUY TO LET INVESTMENT *** Primary Homes & Lettings are pleased to offer this well presented first floor two bedroom apartment being sold with NO ONWARD CHAIN. Located in the heart of Old Town, a choice of wine bars, restaurants, specialist shops, supermarket, Lawn Woods and Town Centre are all a short walk away. The accommodation comprises of entrance hallway, lounge/diner, kitchen/breakfast, two bedrooms and bathroom. Property also benefits from allocated parking, a lift and communal garden. Viewing is highly recommended.

Entrance Hallway

Airing cupboard. Intercom system. Storage heater.

Lounge/Diner

uPVC windows to front and side elevation. Storage heater.

Kitchen/Breakfast

uPVC window to side elevation. Range of wall and base units with rolled edge worktops over. Breakfast bar. Ceramic sink and drainer with half bowl. Built in single oven. Ceramic hob with extractor hood over. Space and plumbing for washing machine. Space for undercounter fridge. Large storage cupboard. Laminate flooring. Part tiled walls. Storage heater.

Bedroom One

uPVC window to front elevation. Storage heater.

Bedroom Two

uPVC window to front elevation. Storage heater.

Bathroom

White suite comprising of panelled bath with shower over, pedestal wash hand basin and low level W.C. Fully tiled walls. Tiled flooring. Electric heater.

Parking

Allocated parking for one vehicle with additional visitors spaces.

Communal Area

Lift service to the main building. Communal garden to the rear with sitting area. Communal bin store.

Lease Terms

999 year lease with 961 years remaining.

Management & Ground Rent

Management charges - £2,843.46 per annum.

Ground rent - £160 per annum.

EPC

Rating - C (74)

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

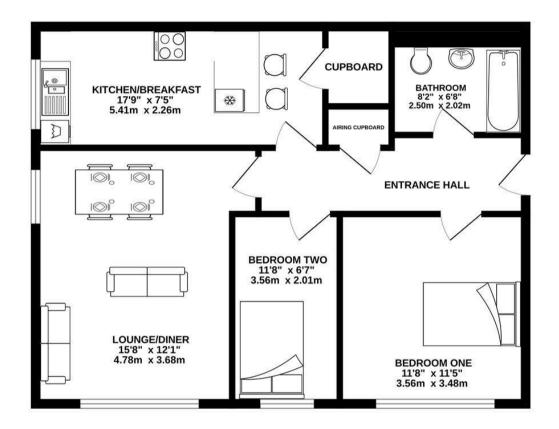
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.







FIRST FLOOR 686 sq.ft. (63.7 sq.m.) approx.



TOTAL FLOOR AREA: 686 sq.ft. (63.7 sq.m.) approx. While were attent to be the made to ensure the accuracy of the floorplan contained here, measurements of dones, indexing the contained here and the second of the second s

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