



**BATH ROAD**

Old Town, Swindon, Wiltshire SN1 4AH

  
**PRIMARY**  
HOMES & LETTINGS



## Bath Road, Old Town, Swindon SN1 4AH

- 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**

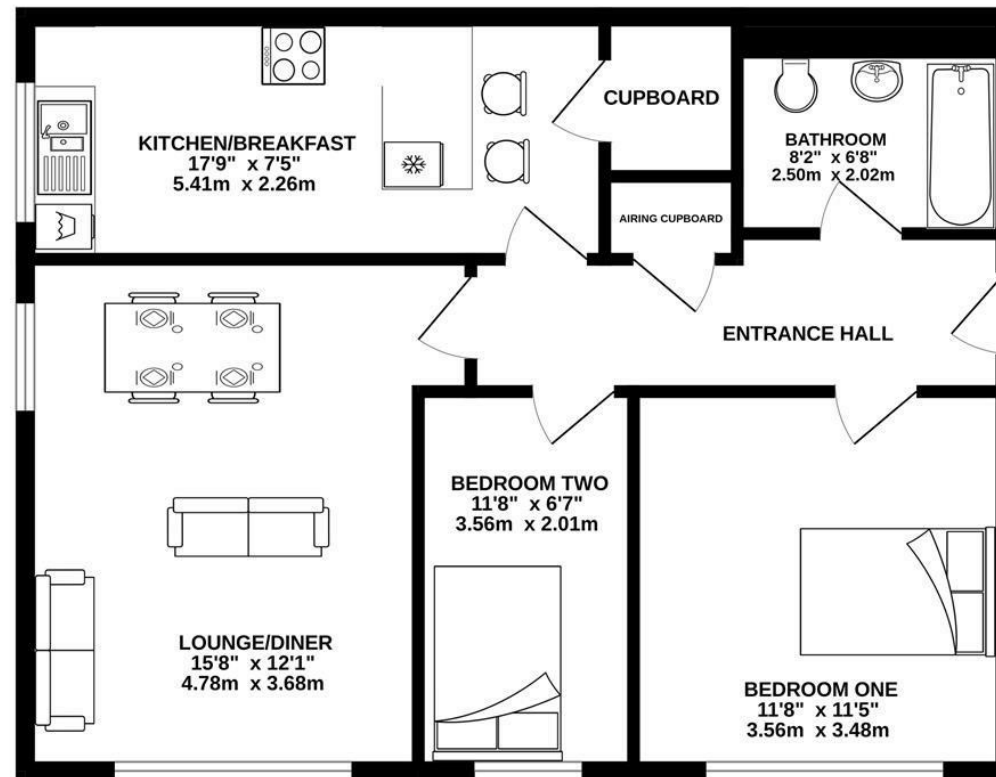
If you would like independent mortgage advice please call Dan Spurr at Primary on (01793) 616617. Home visits available.

### **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.

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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