



MARLBOROUGH COURT

, Royal Wootton Bassett, Wilts SN4 8HG



Marlborough Court, Royal Wootton Bassett SN4 8HG

- IDEAL FIRST TIME BUY OR BUY TO LET INVESTMENT
- First Floor Flat
- One Bedroom
- NO ONWARD CHAIN
- Off Road Parking
- Long Lease With 950 Years Remaining
- Open Plan Lounge/Diner/Kitchen
- Shower Room
- Good Location
- Currently Let for £7,800 Per Annum

Guide Price £90,000



*** IDEAL FIRST TIME BUY OR BUY TO LET INVESTMENT *** We are pleased to offer this well presented first floor flat being sold with NO ONWARD CHAIN. Located in the popular market town of Royal Wootton Bassett within easy access to the main high street with all its local amenities and transport links such as the M4 motorway. The accommodation comprises of lounge/diner/kitchen, bedroom and separate shower room. The property also benefits from off road parking for one vehicle. Viewing is highly recommended.

Porch

Door to hallway. Laminate flooring. Intercom system.

Hallway

Storage cupboard (space and plumbing for washing machine). Laminate flooring.

Kitchen Area

uPVC window to side elevation. Gloss wall and base units with rolled edge worktops over. Stainless steel sink and drainer. Built in single oven. Induction hob with extractor hood over. Space for fridge/freezer. Part tiled walls. Laminate flooring.

Lounge/Diner

uPVC window to front elevation. Laminate flooring. Electric heater.

Bedroom

Laminate flooring. Electric heater.

Shower Room

Obscured uPVC window to side elevation. White suite comprising of built in shower, wash hand basin with cupboard under and low level W.C. Part tiled walls. Vinyl flooring.

Parking

Off road parking for one vehicle with additional visitors spaces.

Communal

Bin store.

Lease Terms

999 year lease with 950 years remaining.

Management & Ground Rent Charges

Management - £1,005 per annum.

Ground rent - £15 per annum.

Notes

Property is currently let for £650 pcm - £7,800 per annum.

Photographs

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

Viewings

Strictly via our Swindon office telephone (01793) 641641.

Sizes

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

Mortgages

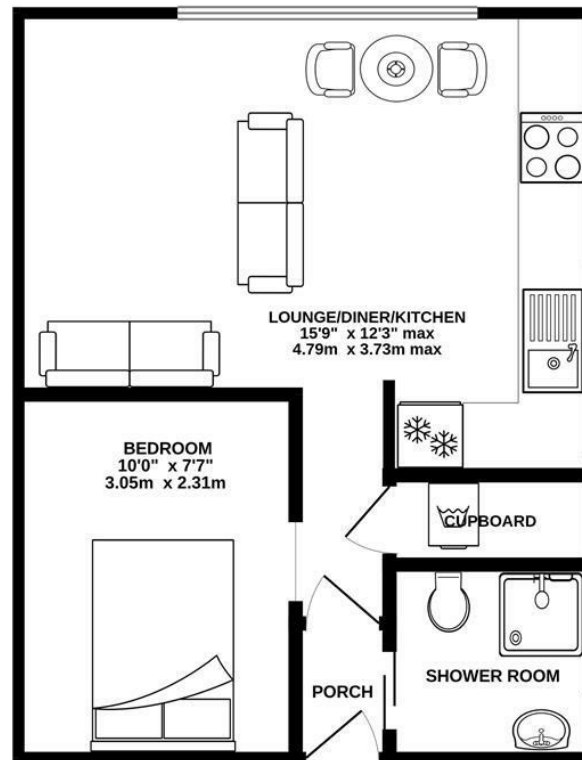
If you would like independent mortgage advice please call Dan Spurr at Primary on (01793) 616617. Home visits available.

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
320 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA : 320 sq.ft. (29.8 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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