



20 Phoenix Gardens, Swindon

Swindon

£135,000

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Welcome to this first-floor 2 bedroom flat, boasting a lease with 104 years remaining. Perfect for both first-time buyers and investors, this home features a spacious dining/living room ideal for entertaining guests. Enjoy the convenience of allocated parking and electric heating throughout the property.

Sitting close to local schools and amenities, this flat offers a prime location. The potential rental income of £950pcm makes this property an investment opportunity.

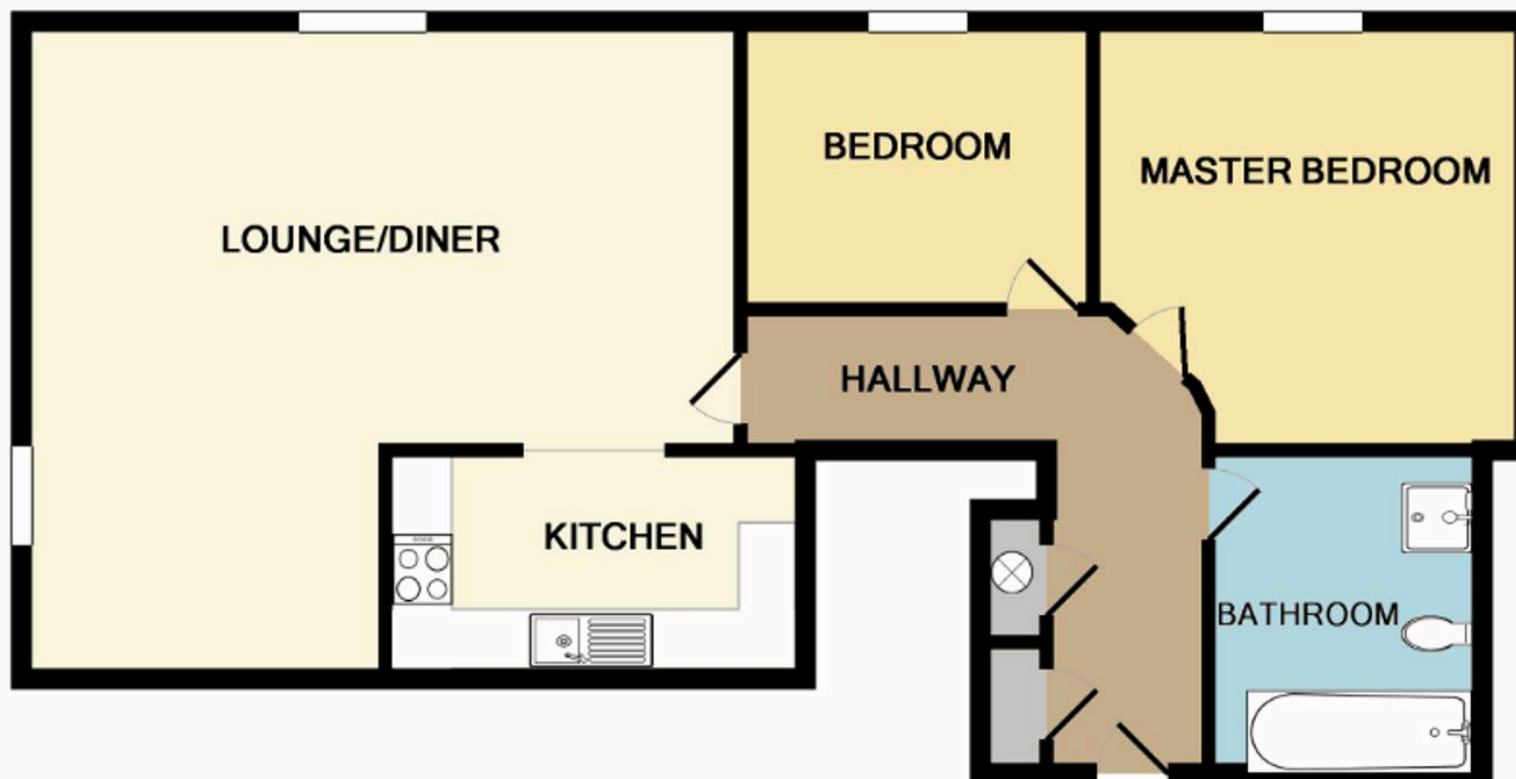
Service charge- £734.66 per annum

Ground rent- £125 per annum

Lease remaining- 104 years

- 104 YEARS REMAINING ON THE LEASE
- 2 BEDROOM FIRST FLOOR APARTMENT
- ALLOCATED PARKING
- POTENTIAL RENTAL INCOME OF £950PCM
- IDEAL FIRST TIME BUY/INVESTMENT
- CLOSE TO LOCAL SCHOOLS AND AMENITIES
- DINING/LIVING ROOM
- ELECTRIC HEATING





TOTAL APPROX. FLOOR AREA 531 SQ.FT. (49.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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