



Ermin Street, Swindon SN3 4NQ

welcome to

Ermin Street, Swindon

Cash Buyers/Perfect Investment Opportunity. Allen & Harris are delighted to offer this one bedroom ground floor apartment in Stratton St Margaret.

The property is offered to the market with no onward chain and further benefits from its desirable location and good access to the A419.



Cash Buyers/Perfect Investment Opportunity, this is due to the remaining lease length of 69 years. The approximate rental income per month is £650 - £750, with a fantastic 8% rental yield.

Allen & Harris are delighted to offer to the market this one bedroom ground floor apartment in Stratton St Margaret, which would be ideally suited to First Time Buyers and Investors.

The accommodation comprises of an open plan living/dining area and fitted kitchen, which is adorned by wooden beams creating a rustic feel. Further to this, there is a bedroom with a storage cupboard and a shower room.

The property is offered to the market with no onward chain.

Viewing highly recommended!

Situated in Stratton St Margaret on the east side of Swindon, this property offers great transport links to major routes via the A419 and M4 (J15). There is a wide range of local primary and secondary schools within easy reach and several supermarkets and retail parks located nearby.

Living Room

15' 11" x 11' 9" (4.85m x 3.58m)

Kitchen

10' 6" x 5' 9" (3.20m x 1.75m)

Bedroom One

13' 3" x 11' (4.04m x 3.35m)

Shower Room



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welcome to Ermin Street, Swindon

- Cash Buyers Only/Ideal Investment Opportunity Due to Length of Lease Only
- One Bedroom Ground Floor Apartment
- No Onward Chain
- Desirable Location In Stratton St Margaret
- Close To Local Amenities & Good Access to the A419

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 1994. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£90,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SWE107776 - 0010

1. MONEY LAUNDERING REGULATIONS 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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


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