



**Victoria Road, Swindon SN1 3AY**





**welcome to**

**Victoria Road, Swindon**

Investment Opportunity, Four Apartments, Freehold, Parking, Currently Producing £25,000 Gross Income, Current Gross Yield of 5.14% at Current Asking Price, Old Town Location



### **Entrance Via**

Door to:

### **Communal Entrance Hall**

Stairs to first floor.

### **Flat 1**

#### **Entrance Hall**

Door to:

#### **Open Plan Lounge / Kitchen**

##### **Lounge Area**

16' 11" Into Bay x 11' 4" ( 5.16m Into Bay x 3.45m )

Window to front. Radiator.

##### **Kitchen Area**

11' 3" Max x 5' 2" ( 3.43m Max x 1.57m )

Range of wall and base mounted units with work surfaces over. Sink and drainer. Integrated oven. and hob with cooker hood over.

##### **Bedroom One**

13' 3" Max x 8' ( 4.04m Max x 2.44m )

Window to rear. Built-in wardrobes. Radiator.

### **Flat 2**

#### **Open Plan Lounge/dining/kitchen**

17' Into Bay x 15' 2" ( 5.18m Into Bay x 4.62m )

Open plan room with sitting, dining and kitchen areas. Window to front.

##### **Kitchen Area**

Range of wall and base mounted units with work surfaces over. Sink and drainer unit. Built-in cooker and hob.

### **First Floor**

#### **Bedroom Two**

9' Max x 8' ( 2.74m Max x 2.44m )

Window to rear.

#### **Bathroom**

Bath with shower over. Wash hand basin. W.C.

### **Second Floor**

#### **Bedroom One**

16' 9" Max x 11' 7" Max ( 5.11m Max x 3.53m Max )

Velux window front. Fitted wardrobes, Spacious eaves storage.

#### **En - Suite**

Window to rear. Shower cubicle with shower. Wash hand basin. W.C.

### **Flat 4**

Studio Entrance Via First Floor

#### **Lounge / Bedroom**

16' 4" x 9' 3" ( 4.98m x 2.82m )

Window to side. Radiator.

#### **Kitchen**

7' 7" x 5' 9" ( 2.31m x 1.75m )

#### **Bathroom**

Window to front, Shower cubicle with shower. Wash hand basin. W.C. Radiator.

### **Flat 3**

Separate entrance via rear of the building.

#### **Lounge/kitchenette**

24' 9" x 9' 3" ( 7.54m x 2.82m )

Side access door and window, Kitchen offering a range of eye and low level units, rolled edged worktops, single sink and drainer, plumbing for washing machine and further appliance space.

#### **Bedroom One**

10' 8" x 8' 7" ( 3.25m x 2.62m )

Side aspect window.

#### **Shower Room**

Shower Cubicle with shower over, WC, hand wash basin, part tiled walls.

#### **Parking**

Parking for two cars at the rear of flat 3.



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welcome to

## Victoria Road, Swindon

- Three Storey Town House
- Investment Opportunity
- Property Split Into Four Apartments
- Currently Producing An Annual Income of £25,000
- Current Gross Yield 5.14%

Tenure: Freehold EPC Rating: D

# £490,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
STC112116 - 0003

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