



## Stamford Close, Toothill, SN5 8LD

**Asking Price £95,000**

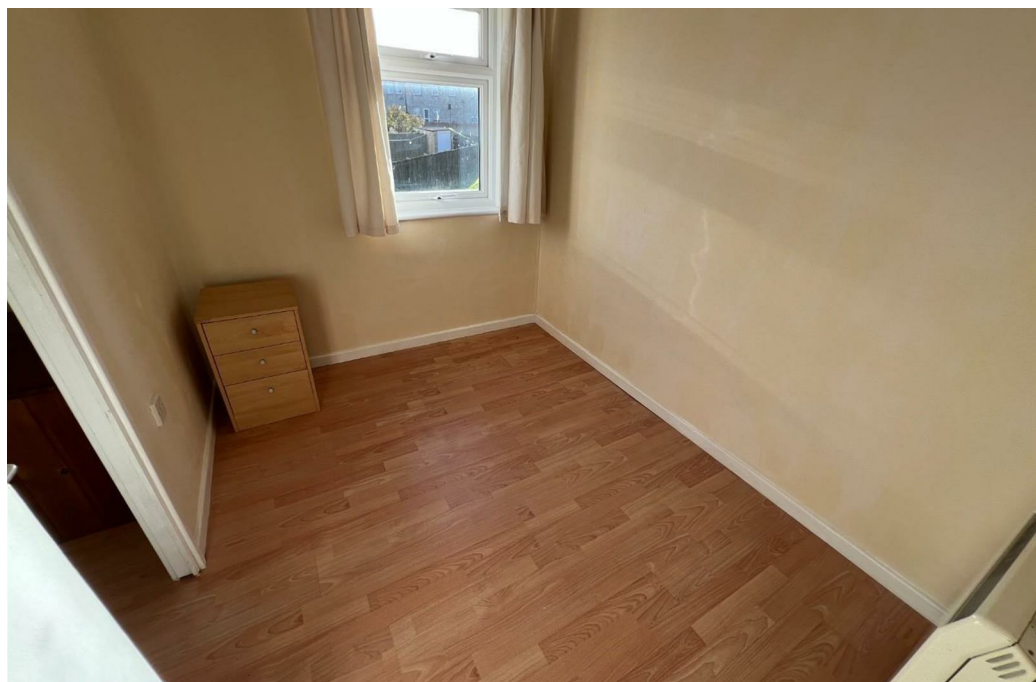
- New to the Market
- Separate Living Area
- Bathroom Suite
- No Onward Chain
- Investment Opportunity with a Great Rental Yield
- Fully Kitchen Kitchen
- Shared Communal Garden
- One Bedroom Top Floor Apartment
- Double Bedroom with Walk in Wardrobe
- Communal Parking Area

Ridgeway are pleased to present to the market a one-bedroom, first-floor flat in the desirable residential area of West Swindon. Its location offers convenient access to local shops and amenities, Swindon town centre, and Junction 16 of the M4 via main routes. This property includes excellent tenants who are keen to extend their stay, offering immediate rental income for the new owner. The accommodation features an entrance hall, living room, fitted kitchen, bedroom with a dressing area, and bathroom.

Additional benefits include access to a shared communal garden, a private outdoor storage cupboard, and readily available parking within the close. Furthermore, this property is offered with no onward chain, streamlining the purchasing process.

EPC Rating - D  
Council Tax Band - A  
Heating Type - Electric  
Leasehold

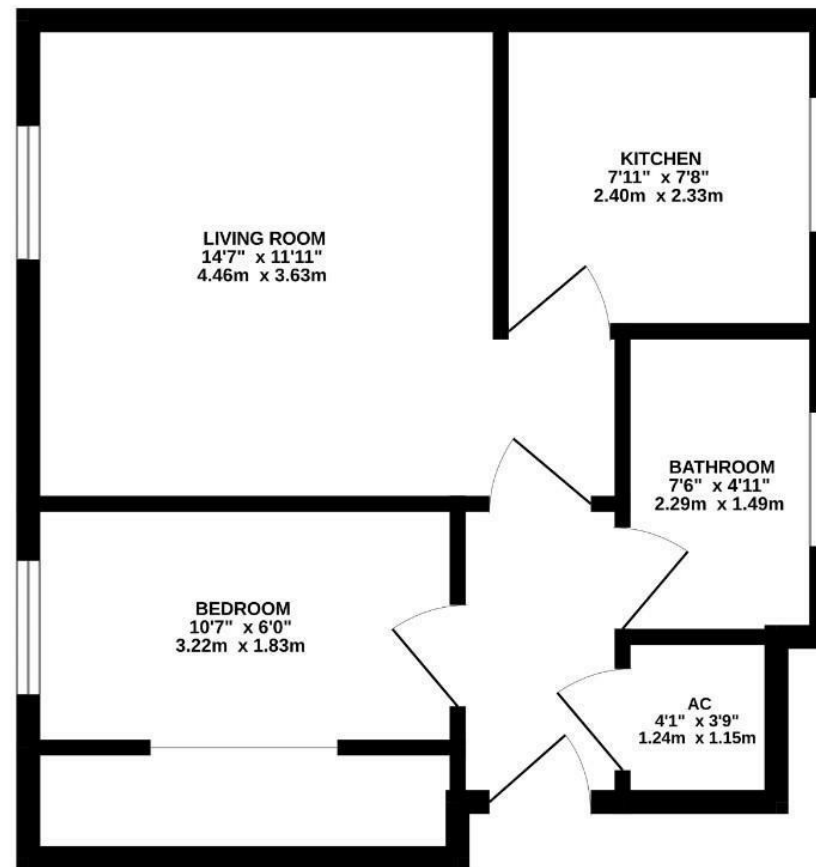
89 Years Remaining  
Approx £674.96 Service Charge Per Year (Includes Buildings Insurance)  
Approx £10.00 Ground Rent Per Year







386 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA: 386 sq.ft. (35.8 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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