

9 Ridge Green, Shaw, Swindon, SN5 5PU £140,000



Welcome to Ridge Green, Shaw. This two-bedroom flat presents an excellent opportunity for both investors and first-time buyers.

The accommodation comprises: entrance hall, living room, kitchen, two bedrooms and a bathroom. Further to this there is ample off street parking available for residents.

Situated in a great location, residents will enjoy the benefits of a local amenities and transport links within easy reach. The absence of an onward chain simplifies the purchasing process, making it an attractive proposition for those looking to move swiftly.

Whether you are looking to invest or make your first step onto the property ladder, this flat in Shaw Ridge is a remarkable choice that should not be missed.

# **Entrance Hall** 4'7" x 12'1" (1.4 x 3.7)

uPVC entrance door, doors to all bedrooms, door to living room, door to kitchen, door to bathroom, storage cupboard with hot water tank

#### **Living Room**

9'6" x 14'5" (2.9 x 4.41)

Window to rear aspect, storage heater

#### Kitchen

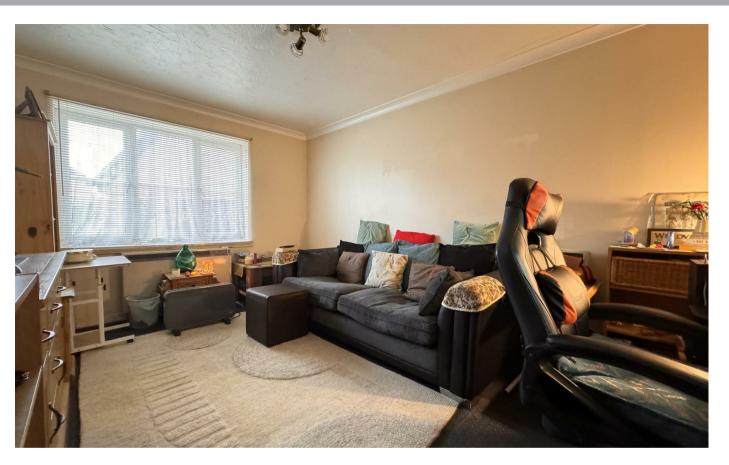
6'10" x 9'0" into 11'4" (2.1 x 2.76 into 3.47)

Window to rear, single wash basin, space and plumbing for washing machine, electric oven with ceramic hob, units at eye and base level with matching worktops.

#### **Bedroom One**

7'10" x 9'0" (2.4 x 2.75)

Window to front aspect, electric heater, built in storage













**Bedroom Two** 6'5" x 9'0" (1.98 x 2.75)

Window to rear aspect, electric heater

#### **Bathroom**

6'4" x (max.) 7'10" (1.95 x (max.) 2.4)

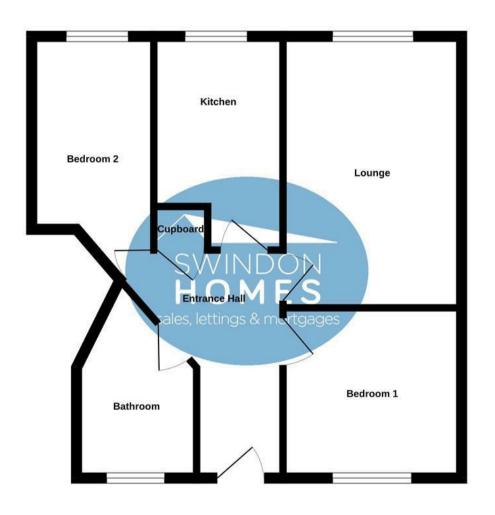
Window to front aspect, bath with electric shower over, low level we, pedestal wash basin

## Lease details and charges

Ground Rent £40 per ann. Management charge £1481.81 per ann lease has 959 years to run

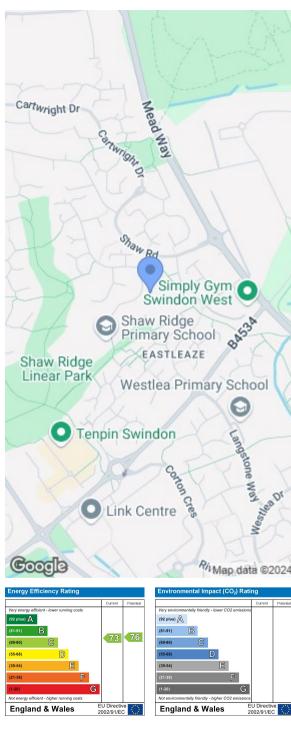


### **GROUND FLOOR**



Whilst every attempt has been made to ensure the accuracy of the Scorpian contained here, measurements of done, windows, rooms and any other lens are approximate and not responsibly is to when the any error, orisission 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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