



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

SWINDON
HOMES sales, lettings & mortgages

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 wc, pedestal wash basin

Lease details and charges

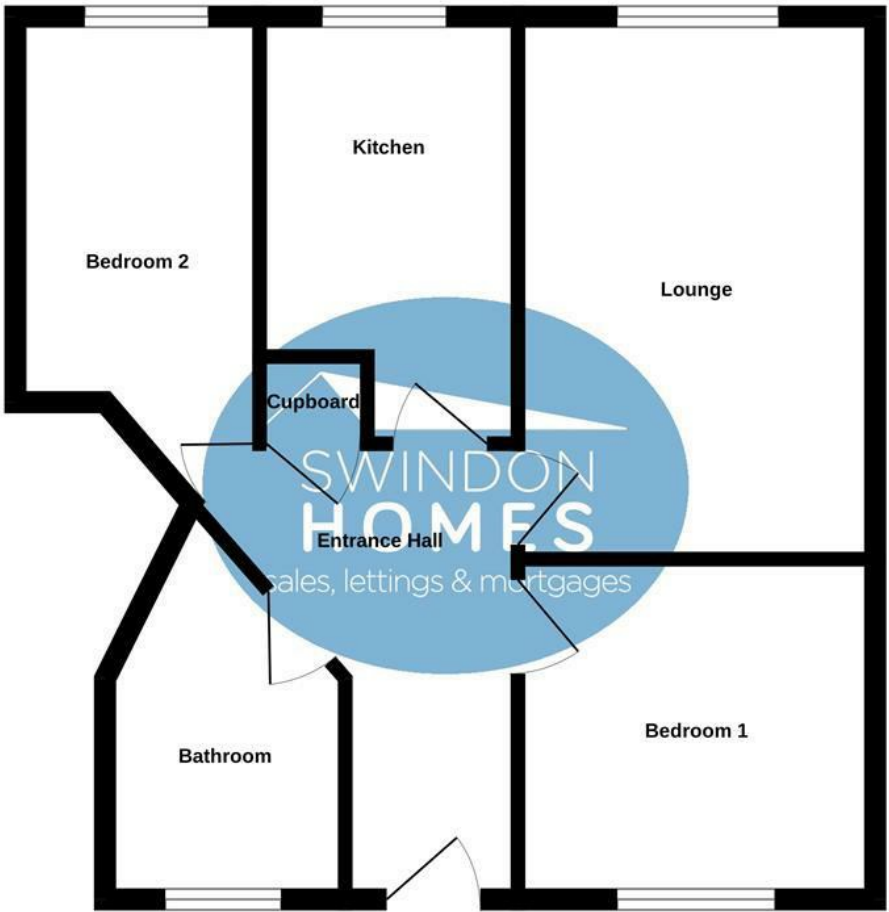
Ground Rent £40 per ann.

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 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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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	