



18 Thomas Edward Coard, Gorse Hill, Swindon, Wiltshire, SN2 8AB

£90,000

Welcome to Thomas Edward Coard, located in a former cinema (built in 1912). Situated on the second floor to the rear of the building, the flat features a well-proportioned reception room that invites plenty of natural light.

Further features of this flat include the open plan kitchen area, the good-sized double bedroom and a bathroom. One of the standout features of this property is the allocated parking space in a secure car park underneath the building.

Location is key, and this flat does not disappoint. It is conveniently close to local shops and amenities. Additionally, the town centre and train station are just a short distance away, offering excellent transport links for those commuting or working in town.

This property is perfect for first-time buyers, professionals, or anyone seeking a low-maintenance buy-to-let.



Communal Entrance

Communal Entrance - Secure phone entry system for communal entrance from Cricklade Road. Stairs to all floors, lift to the rear.

Entrance Hall

Entrance Hall - Wall mounted electric heater, airing cupboard, secure entry intercom system, doors to rooms, door to communal landing.

Lounge / Dining

15'8" x 10'9" (4.80 x 3.30)

Two wall mounted electric heaters, uPVC double glazed window to side (overlooking gardens), open plan to kitchen.

Kitchen

9'1" x 6'1" (2.79 x 1.86)

A modern fitted kitchen comprising of a stainless steel sink drainer unit with mixer tap over, a selection of light oak cupboards at both eye and base level with matching rolled top work surfaces. Integrated electric oven and hob with overhead extractor fan, space and plumbing for washing machine, space for fridge freezer (washing machine and fridge freezer already fitted), vinyl flooring, uPVC double glazed window to side (as corner flat).



Bedroom

10'6" x 10'9" (3.21 x 3.30)

Wall mounted electric heater, UPVC double glazed window to side (overlooking gardens).

Bathroom

6'9" x 5'7" (2.08 x 1.71)

A modern white bathroom suite comprising low level WC, pedestal wash basin, panelled bath with shower over, shower screen, extractor fan, wall mounted fan assisted electric heater, part tiled walls, modern bathroom cabinet, vinyl flooring.

Parking

One allocated parking space in a secure designated parking area.

Lift

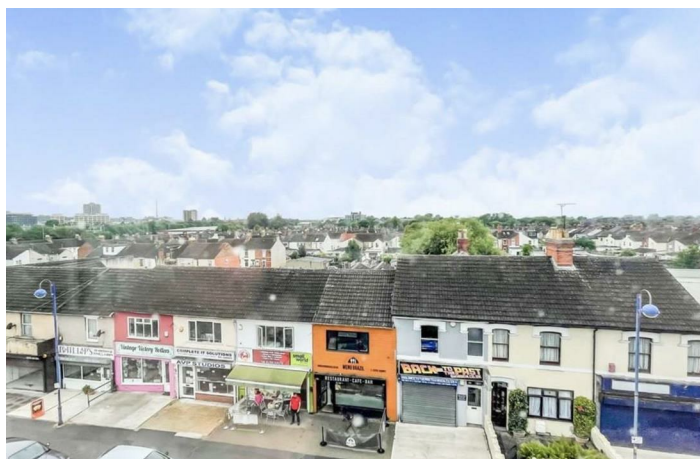
Giving access to all floors of the building,.

Tenure Leasehold Details

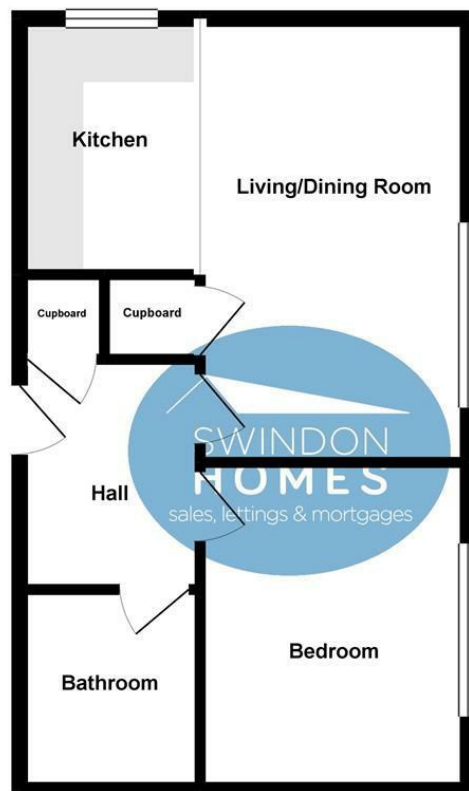
Ground Rent is approximately £150 per ann which is payable in two instalments being 1st January and 1st July.

Maintenance charge is approximately £1450 per annum which can be paid either annually, bi-annually or a monthly instalment.

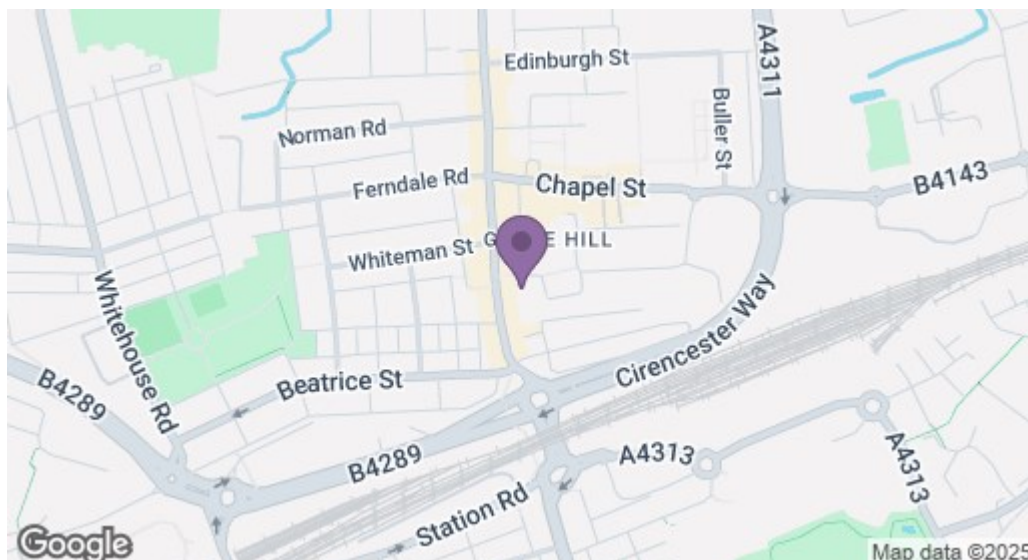
The lease was 999 from 01/07/2004 so has approx 976 years left to run.



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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C	70	69
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		